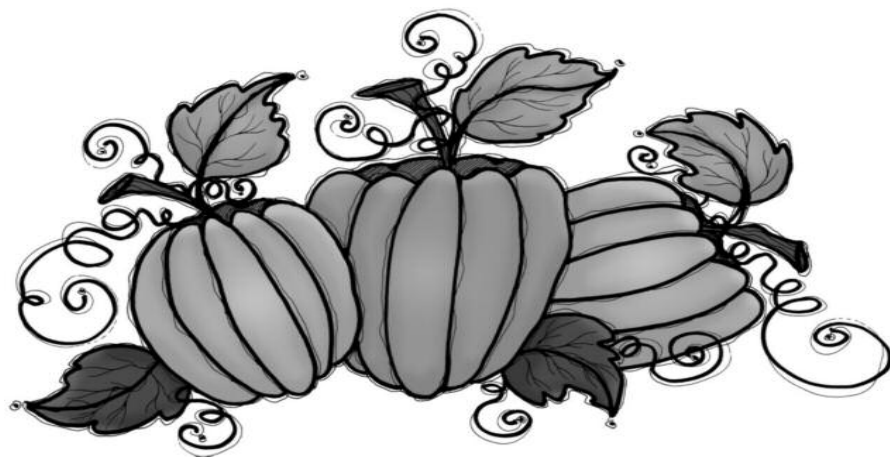


'Tis the Season
to Be
Thankful



Be Safe - Drive Smart!

Don't Text While

Driving!

The Prince George's Post

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**3908 STONE GATE DR., UNIT E
A/R/T/A 3908 STONEGATE DR., UNIT E
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust dated August 30, 2006, recorded in Liber 25963, Folio 147 among the Land Records of Prince George's County, MD, with an original principal balance of \$102,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 1, 2020 AT 11:09 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit No. 3908-E in Building No. 1 in the condominium regime known as "Stonagate, a Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$8,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 346939-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

138360 (11-12,11-19,11-26)

LEGALS

BWW LAW GROUP, LLC
6003 Executive Boulevard, Suite 101
Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**11002 ATWELL AVE.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated November 19, 2007, recorded in Liber 28985, Folio 714 among the Land Records of Prince George's County, MD, with an original principal balance of \$408,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 1, 2020 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$46,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 325297-3)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,
Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
410-828-4838

138359 (11-12,11-19,11-26)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6912 40TH AVENUE
UNIVERSITY PARK, MD 20782**

Under a power of sale contained in a certain Deed of Trust from Melvin K. Elam, dated March 9, 2005 and recorded in Liber 22122, Folio 445 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$358,400.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **DECEMBER 8, 2020 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, and Christianna Kersey,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

138383 (11-19,11-26,12-3)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$570.00 in each and every year.

**15402 LITTLETON PLACE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Luriam Sonia Hernandez, dated May 23, 2014, and recorded in Liber 36096 at folio 430 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

**DECEMBER 1, 2020
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604039)

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

138362 (11-12,11-19,11-26)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3507 57TH AVENUE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Hector A. Lopez Ortega, dated November 30, 2004 and recorded in Liber 21047, Folio 285 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,750.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **DECEMBER 15, 2020 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, Christianna Kersey,
and Kevin Hildebeidel,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

138423 (11-26,12-3,12-10)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Jose Ines Esperanza

AND

Maria R. Esperanza

1804 Metzgerott Road #502
Hyattsville, MD 20783

Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-10296**

Notice is hereby given this 12th day of November, 2020, 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 14th day of December, 2020, 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 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$160,000.00. The property sold herein is known as 1804 Metzgerott Road #502, Hyattsville, MD 20783.

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

True Copy—Test:
Mahasin El Amin, Clerk

138414 (11-26,12-3,12-10)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Brenda Winchenbach, Personal Representative for the Estate of Mary Leona Fletcher
8609 Dunbar Avenue
Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-12927**

Notice is hereby given this 19th day of November, 2020, 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 21st day of December, 2020, 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 21st day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$253,000.00. The property sold herein is known as 8609 Dunbar Avenue, Hyattsville, MD 20785.

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

True Copy—Test:
Mahasin El Amin, Clerk

138427 (11-26,12-3,12-10)

The Prince George's Post Newspaper
Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

CHARTER RESOLUTION 02-2020 OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON TO AMEND ARTICLE 1, §9, "APPOINTMENTS; POWERS AND DUTIES OF CERTAIN POSITIONS" OF THE TOWN CHARTER TO DELETE THE REQUIREMENT THAT EMPLOYEES THAT REPORT TO THE TOWN ADMINISTRATOR OR CHIEF OF POLICE MUST BE APPROVED BY THE MAYOR AND COUNCIL, TO REQUIRE THAT THE APPOINTED EMPLOYEES BE INTRODUCED TO THE MAYOR AND THEN THE COUNCIL, AND TO REQUIRE A BOND FROM THE TOWN ADMINISTRATOR AND TO MAKE A CONFORMING CHANGES

A Charter Resolution of the Mayor and Town Council of Edmonston, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et seq.*, Local Government Article, Annotated Code of Maryland, as amended.

WHEREAS, the Mayor and Council have determined that the requirement that the appointment of employees to positions approved by the Mayor and Council who directly report to the Town Administrator or the Chief of Police need only be introduced to, but not approved by, the Mayor and then the Council; and

WHEREAS, §9(E) of the Charter states that the Clerk and the Treasurer are required to give bond, which is an outdated reference, as there is no longer a Treasurer position, and the Town Administrator has taken on the duties of a Finance Officer and so should be required to give bond;

WHEREAS, the Mayor and Council have determined that it is in the public interest to adopt the foregoing amendments to the Charter.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of Edmonston that:

Section 1. Article I, §9, "Appointments; powers and duties of certain positions" be repealed, reenacted and amended to read as follows:

§ 9 Appointments; powers and duties of certain positions.

A. Upon the recommendation of the Mayor, the majority of the Mayor and Town Council shall appoint the Town Administrator and Chief of Police, who shall serve at the pleasure of the Mayor and Council. The Town Administrator and Chief of Police shall be supervised by the Mayor or designee. The Mayor and Town Council shall fix the amount and authorize the payment of the salary of all Town officers and employees and shall prescribe the duties for each position.

B. Town Administrator.

(1) There is hereby established the position of Town Administrator.

(2) Duties and responsibilities. The Town Administrator shall be the Chief Administrative Officer of the Town, responsible to the Mayor and Council for the administration of all Town affairs placed in the Administrator's charge. THE TOWN ADMINISTRATOR SHALL APPOINT ALL EMPLOYEE POSITIONS AUTHORIZED BY MAYOR AND COUNCIL THAT ARE UNDER HIS DIRECT SUPERVISION. PRIOR TO APPOINTMENT, PERSONNEL SHALL BE INTRODUCED TO THE MAYOR, AND SUBSEQUENTLY INTRODUCED TO THE COUNCIL AT A PUBLIC MEETING. All duties and responsibilities of the position of Town Administrator shall be as FURTHER outlined BY ORDINANCE, AND in a job description adopted by resolution of the Mayor and Town Council, which may be amended from time to time as required.

C. A Police Department is established. The Chief of Police [with the approval of the Mayor and Town Council] shall appoint police officers, Code Enforcement Officers and Police Department administrative personnel for those positions authorized by the Mayor and Town Council. PRIOR TO APPOINTMENT, PERSONNEL SHALL BE INTRODUCED TO THE MAYOR, AND SUBSEQUENTLY INTRODUCED TO THE COUNCIL AT A PUBLIC MEETING.

* * * *

E. The Clerk and [Treasurer] TOWN ADMINISTRATOR shall each give bond to the Mayor and Town Council in such penalties and with such sureties as they may require.

* * * *

Section 2. BE IT FURTHER RESOLVED that this Charter Resolution was adopted after a public hearing was held, after at least 21 days of prior public notice of the hearing. The amendment to the Charter of the Town of Edmonston, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50th) day after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the Town offices located at 5005 52nd Avenue, Edmonston, Maryland 20781 for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the Town not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the Town.

Section 3. BE IT FURTHER RESOLVED that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the Town Administrator shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Mayor and Town Council or in the referendum; and (iv) the effective date of the Charter Resolution.

Section 4: BE IT FURTHER RESOLVED that if any provision of this Resolution or the Charter provisions adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

INTRODUCED by the Mayor and Town Council of Edmonston at a regular meeting on the 9th day of September 2020.

ADOPTED by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of November 2020.

EFFECTIVE the 31st day of December, 2020.

ATTEST: MAYOR AND TOWN COUNCIL OF EDMONSTON

Averi Gray, Town Clerk Tracy R. Gant, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
Suellen M. Ferguson, Town Attorney

138407 (11-19,11-26,12-3,12-10)

LEGALS

CHARTER RESOLUTION 03-2020 OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON TO AMEND §7(A), "ELECTION PROCEDURES; REGISTRATION OF VOTERS" OF THE TOWN CHARTER TO PROVIDE FOR THE RECOMMENDATION AND APPOINTMENT OF THE SUPERVISORS OF ELECTIONS AND THE TIMING THEREOF

A Charter Resolution of the Mayor and Town Council of Edmonston, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et seq.*, Local Government Article, Annotated Code of Maryland, as amended.

WHEREAS, the Mayor and Council have determined that it is necessary to clarify the recommendation and appointment of the Supervisors of Elections and the timing thereof; and

WHEREAS, the Mayor and Council have determined that it is in the public interest to adopt the foregoing amendments to the Charter.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of Edmonston that:

Section 1. Charter §7, "Election procedures, registration of voters" of the Town of Edmonston Charter be and is hereby repealed, reenacted and amended to read as follows:

§ 7 Election procedures; SUPERVISORS OF ELECTIONS; registration of voters.

A. [Annually on or before the first Monday in April, after notice printed in the Town newsletter or in a newspaper of general circulation within the Town of Edmonston,] ON OR BEFORE THE FIRST MONDAY IN APRIL OF EACH YEAR IN WHICH THERE IS A GENERAL ELECTION, UPON THE RECOMMENDATION OF THE MAYOR, THE MAJORITY OF THE Mayor and Town Council shall appoint Supervisors of Elections, at least one from each ward, WHO SHALL ACT AS JUDGES OF THE ELECTION, and such other election officials and judges as deemed necessary, to conduct an election by ballot on the first Monday of May, if not a legal holiday, and if a legal holiday, then on the day following, for the election of officers provided for in § 5 of this Charter. Such Supervisors of Elections shall be registered voters under the provisions of this article. The Supervisors of Elections shall perform such duties as prescribed by town regulation and state law. The Mayor and Town Council shall appoint the place of election and shall give public notice of not less than fifteen (15) days of the time and place of the election by advertisement in at least the Town Newsletter or one newspaper published in Prince George's County, the Town's website, and also by notice posted in at least five (5) public places in the town. If at the time the notice is advertised, the Supervisors of Elections determine that all of the offices in the election are uncontested, the notice shall so state, and shall also state that if all of the offices are still uncontested five (5) days prior to the election, the election judge(s) may exercise their option, as more fully described below, to reduce the number of hours that the polling place will be opened to between 4:00 p.m. and 8:00 p.m. inclusive. In contested elections the polls shall be opened between the hours of 7:00 a.m. and 8:00 p.m.; only those voters registered to vote in the Town through Prince George's County who are actual residents of the town upon the day of the election shall be allowed to vote at such elections. If, within five days prior to an election, the Supervisors of Elections determine that an uncontested election is scheduled, they may shorten the number of hours that the polling place will be open. In such event the polls shall be open between the hours of 4:00 p.m. and 8:00 p.m. inclusive. The Supervisors of Elections shall direct the preparation of the ballots containing the names of those persons who have complied with the provisions of this subtitle making them eligible to become a candidate for the office which they seek. Each candidate shall be listed in alphabetical order on the ballot by the name, surname and, if applicable, middle initial OR NAME, under which the candidate is registered to vote. The Supervisors of Elections shall receive all returns of elections and determine all questions arising there under, and shall, at the request of a candidate made in writing and delivered to the Chief Supervisor of Elections within 72 hours of the original posting of the election results at town hall, conduct such recount according to procedures they shall adopt prior to the election, provided that the candidate has paid in advance any fee for such recount as may be set from time to time by the Town Council by resolution. Any such fee paid by a candidate for a recount shall be returned to the candidate in the event that the recount shows a counting error in the candidate's favor that alters the outcome of the election.

* * * *

Section 2. BE IT FURTHER RESOLVED that this Charter Resolution was adopted after a public hearing was held, after at least 21 days of prior public notice of the hearing. The amendment to the Charter of the Town of Edmonston, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50th) day after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the Town offices located at 5005 52nd Avenue, Edmonston, Maryland 20781 for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the Town not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the Town.

Section 3. BE IT FURTHER RESOLVED that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the Town Administrator shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Mayor and Town Council or in the referendum; and (iv) the effective date of the Charter Resolution.

Section 4: BE IT FURTHER RESOLVED that if any provision of this Resolution or the Charter provisions adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

INTRODUCED by the Mayor and Town Council of Edmonston at a regular meeting on the 9th day of September 2020.

ADOPTED by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of November 2020.

EFFECTIVE the 31st day of December, 2020.

ATTEST: MAYOR AND TOWN COUNCIL OF EDMONSTON

Averi Gray, Town Clerk Tracy R. Gant, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:
Suellen M. Ferguson, Town Attorney

138406 (11-19,11-26,12-3,12-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOREMOUS SMITH JR

Notice is given that Trinette Smith, whose address is 2405 Preserve Court, Bowie, MD 20716, was on November 3, 2020 appointed Personal Representative of the estate of Doremous Smith Jr, who died on October 10, 1985 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 3rd day of May, 2021.

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.

TRINETTE 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. 117793
138400 (11-19,11-26,12-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEVIN REID SMITH

Notice is given that Vincent Coleman Smith, whose address is 6751 Newcastle Ct, Port Tobacco, MD 20677, was on October 2, 2020 appointed Personal Representative of the estate of Kevin Reid Smith, who died on August 15, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 2nd day of April, 2021.

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.

VINCENT COLEMAN 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. 118167
138399 (11-19,11-26,12-3)

LEGALS

Glenarden CHARTER AMENDMENT RESOLUTION CR-01-21

A CHARTER RESOLUTION TO AMEND ARTICLE V "CITY MANAGER" SECTION 502 "AUTHORITY" TO AMEND THE LINE OF AUTHORITY RESPECTIVE TO THE CITY MANAGER

WHEREAS, the City of Glenarden is a municipal corporation of the State of Maryland, operating under Article XI-E of the Constitution of Maryland and §4-301 *et seq.* of the Local Government Article of the Annotated Code of Maryland as amended; and

WHEREAS, Section 502 of the Charter addresses the line of Authority of the City Manager; and

WHEREAS, the City Manager is responsible for the affairs of the City and should be required to report to a direct supervisor; and

WHEREAS, it is in keeping with best government practices that the City Manager, who serves as the highest-ranking appointed member of the Executive side of our government, should report to the person elected by the citizens to serve as the Chief Executive Officer of the City government, the Mayor.

NOW, THEREFORE BE IT RESOLVED AND ORDAINED that Article V "City Manager," Section 502 "Authority" of the Charter of the City of Glenarden be and it is hereby amended to read as follows:

Section 502 Authority.

The City Manager shall be the chief administrative officer of the City and shall be responsible TO THE MAYOR and Council for the administration of all City affairs placed in his or her charge BY THE MAYOR or Council or under this Charter

City Council of Glenarden, Maryland that the amendment to the Charter of the City of Glenarden, hereby proposed by this enactment, adopted this 9th day of November 2020, shall be and become effective upon the fiftieth (50th) day after its adoption by the City Council unless petitioned to referendum in accordance with §4-301 *et seq.* of the Local Government Article, Annotated Code of Maryland, within forty (40) days following its adoption. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at 8600 Glenarden Parkway, Glenarden, Maryland for forty (40) days following its adoption by the Council.

138386 (11-19,11-26,12-3,12-10)

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LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
Attorneys at Law
600 Baltimore Avenue, Suite 208
Towson, Maryland 21204

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12312 QUINTETTE LANE
BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust from Sedgesman W. Haye, dated October 12, 2007 and recorded in Liber 29355, Folio 315 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$411,000.00, and an original interest rate of 6.50%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **DECEMBER 15, 2020 AT 11:30 AM.**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$41,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,
Richard J. Rogers, Michael McKeefery, Christianna Kersey,
and Kevin Hildebeidel,
Substitute Trustees

Mid-Atlantic Auctioneers, LLC
305 West Chesapeake Avenue, Suite 105
Towson, MD 21204
(410) 825-2900 www.mid-atlanticauctioneers.com

138424 (11-26,12-3,12-10)

LEGALS

David R Cross, Esq
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-262-6000

David R Cross, Esq
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-262-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CESAR ANDERS FILIPPI**

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARILYNNE DOS REIS**

Notice is given that Jorge Enrique Filippi, whose address is 12619 Memory Lane, Bowie, MD 20715, was on September 2, 2020 appointed Personal Representative of the estate of Cesar Anders Filippi who died on May 5, 2020 with a will.

Notice is given that Victor Luis Salazar, whose address is 706 Decalb Avenue, #2, Brooklyn, NY 11216, was on August 18, 2020 appointed Personal Representative of the estate of Marilynne Dos Reis who died on January 20, 2020 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.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of March, 2021.

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 February, 2021.

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:

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

(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.

(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.

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.

JORGE ENRIQUE FILIPPI
Personal Representative

VICTOR LUIS SALAZAR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117619
138394 (11-19,11-26,12-3)

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117741
138395 (11-19,11-26,12-3)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GRETA WALKER SCHUBERT**

Notice is given that Carol S Jones, whose address is 15911 Jerald Road, Laurel, MD 20707, was on November 10, 2020 appointed personal representative of the small estate of Greta Walker Schubert who died on July 30, 2020 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, except if the decedent died before October 1, 1992, nine months from the date of 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.

CAROL S JONES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118447
138434 (11-26)

John D. Hungerford
P.O. Box 221
Bryans Road, MD 20616
301-283-6000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARY V. BOSTIAN**

Notice is given that JoAnn Nygaard, whose address is 11101 Montclair Court, White Plains, MD 20695, was on August 31, 2020 appointed Personal Representative of the estate of Mary V. Bostian who died on July 3, 2020 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 February, 2021.

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.

JOANN NYGAARD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117828
138396 (11-19,11-26,12-3)

Jane Moretz Edmisten, Esquire
4530 Wisconsin Avenue NW,
Suite 425
Washington, DC 20016
202-364-4220

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MERIAM LORETTA MILLER**

Notice is given that Earsline Renee Miller, whose address is 8106 Martin Luther King, Jr. Highway, Apt. #634, Lanham, MD 20706, was on October 8, 2020 appointed Personal Representative of the estate of Meriam Loretta Miller who died on July 25, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of April, 2021.

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.

EARSLINE RENEE MILLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117943
138435 (11-26,12-3,12-10)

Joseph A. Trevino, Esq.
7903 Belle Point Drive
Greenbelt, MD 20770
301-441-3131

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROY DAVID HARVEY**

Notice is given that Sandra M. Harvey, whose address is 12442 SW 44th Ct., Miramar, FL 33027, was on October 29, 2020 appointed Personal Representative of the estate of Roy David Harvey, who died on March 24, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 29th day of April, 2021.

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

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

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

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

SANDRA M. HARVEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117934
138436 (11-26,12-3,12-10)

Erica Hunt, Attorney at Law
5847 Allentown Rd.
Camp Springs, MD 20746
301-702-3788

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **STEPHANIE DEANNE EVANS**

Notice is given that Jacqueline Harper, whose address is 9501 Croom Rd, Upper Marlboro, MD 20772, and Leon Harper, whose address is 9501 Croom Rd, Upper Marlboro, MD 20772, was on October 21, 2020 appointed Co-Personal Representatives of the estate of Stephanie Deanne Evans, who died on February 26, 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 shall file their objections with the Register of Wills on or before the 21st day of April, 2021.

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, 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 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.

JACQUELINE HARPER
LEON HARPER
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. 118431
138398 (11-19,11-26,12-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ALICE ELAINE FROST**

Notice is given that Michael K Frost, whose address is 315 Jo Drive, Upper Marlboro, MD 20774, was on September 24, 2020 appointed Personal Representative of the estate of Alice Elaine Frost, who died on August 7, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of March, 2021.

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.

MICHAEL K FROST
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117774
138437 (11-26,12-3,12-10)

John F. Brennan, Attorney At Law
29 Wood Lane
Rockville, MD 20850
301-424-3035

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RITA C. MCAULIFF**

Notice is given that John F. Brennan, whose address is 29 Wood Lane, Rockville, MD 20850, was on July 13, 2020 appointed Personal Representative of the estate of Rita C. McAuliff who died on May 31, 2020 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 January, 2021.

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.

JOHN F. BRENNAN,
ATTORNEY AT LAW
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 117182
138393 (11-19,11-26,12-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MAURICE PERCELL PROCTOR**

Notice is given that Lisa Matthews, whose address is 7102 Valley Park Rd, Capitol Heights, MD 20743, and Michael Morgan, whose address is 7102 Valley Park Rd, Capitol Heights, MD 20743, was on October 22, 2020 appointed Co-Personal Representatives of the estate of Maurice Percell Proctor, who died on March 3, 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 shall file their objections with the Register of Wills on or before the 22nd day of April, 2021.

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, 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 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.

LISA MATTHEWS
MICHAEL MORGAN
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. 117868
138401 (11-19,11-26,12-3)

**ADVERTISE
HERE**

**Contact Brenda Boice for information
301-627-0900 • brendapgp@gmail.com**

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners
(Liquor Control Board)

DECEMBER 9, 2020

- Monzurul Islam, President, M & P Investment, Inc., t/a Lee's Deli Mini Mart, 5400 Marlboro Pike, Forestville, 20747, Class D, Beer and Wine, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 7, 2019 a transfer application for a Class D, Beer and Wine was filed, that on or about July 23, 2019 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Abraham Hurdle, Esquire.
- LaNiece Tyree, Director, t/a Prince George's Community College, 301 Largo Road, Largo, 20774, Class B(ECF/DS), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about August 5, 2019 a new application for a Class B(ECF/DS), Beer, Wine and Liquor was filed, that on or about September 24, 2019 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted.
- Randy Richardson, Member, Pro Street Shop, LLC, t/a Paradigm Restaurant, 3701 Branch Avenue, Temple Hills, 20748, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about August 12, 2019 a transfer of location application for a Class B, Beer, Wine and Liquor was filed, that on or about January 28, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted.
- Aster Haileselassie, Member/Authorized Person, DC Dynasty, L.L.C., t/a National Golf Club at Tantallon, 300 St. Andrews Drive, Fort Washington, 20744, Class C, GCC, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about December 17, 2019 a transfer application for a Class C, GCC, Beer, Wine and Liquor was filed, that on or about February 25, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Robert Kim, Esquire.

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, December 9, 2020. 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 out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard
Director
November 13, 2020

138432 (11-26,12-3)

NOTICE

Diane S. Rosenberg
Mark D. Meyer
Maurice Obrien
Cristian Mendoza
Rosenberg & Associates, LLC
4340 East West Highway, Suite 600
Bethesda, MD 20814

Substitute Trustees
Plaintiff(s)

v.

Claude Henri Louis
7918 Hart Road
Fort Washington, MD 20744

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-39187

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7918 Hart Road, Fort Washington, MD 20744, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$288,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138421 (11-26,12-3,12-10)

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 12/11/2020. 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# 9391,
1964 BERTRAM 38' BOAT
MD# 9330C
CRAZY CHRIS'S AUTO
700 MILL CREEK RD
ARNOLD

LOT#9499, 1981 CARVER 30' BOAT
DL# 9208W
HIN# CDR000960281
SKIPJACK COVE
150 SKIPJACK RD
GEORGETOWN

LOT#9553, 2020 PETERBUILT
VIN# 1NPCLPEX6LD639864
CRAZY CHRIS'S AUTO
5828 KIRBY RD
CLINTON

LOT# 9554, 2006 TOYOTA SIENNA
VIN# 5TDZA23C76S500488
CHIBUZO AUTO REPAIR
5801 BELAIR RD
BALTIMORE

LOT#9555, 2007 DODGE RAM1500
VIN# 1D7HU18277J560711
DARCARS CHRYSLER JEEP
DODGE
5060 AUTH WAY
MARLOW HEIGHTS

LOT#9556, 2005 CHRYSLER
CROSSFIRE
VIN# 1C3AN65L45X026471
DARCARS CHRYSLER JEEP
DODGE
5060 AUTH WAY
MARLOW HEIGHTS

LOT#9559, 2012 SUZUKI SX4
VIN# JS2YB5A33C6307656
JB AUTO REPAIR
7615-K RICKENBACKER DR
GAITHERSBURG

LOT#9560, 2010 MERCEDES E350
VIN# WDDHF8HB6AA174677
JB AUTO REPAIR
7615-K RICKENBACKER DR
GAITHERSBURG

LOT#9561, 2015 DODGE CHARGER
VIN# 2C3CDXHG1FH814744
FIVE STAR TRANSMISSIONS
3 HARKO CT #E
ESSEX

LOT#9562, 2011 BUICK REGAL
VIN# W04G15GV8B1110344
VINCE'S MOTORS
4411 E. MONUMENT ST
BALTIMORE

LOT#9702, 2013 HARLEY DAVIDSON
VIN# 1HD1KHM10DB678725
ALTERNATIVE MOTORS
9615 LANHAM SEVERN RD
SEABROOK

TERMS OF SALE: CASH PUBLIC SALE

The Auctioneer Reserves the right to post a minimum bid.

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

138430 (11-26,12-3)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

BOBBY LAWRENCE WHITAKER
(DECEASED)
6909 Adel Street
Seat Pleasant, MD 20743

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-39227

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6909 Adel Street, Seat Pleasant, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The report states the purchase price at the Foreclosure sale to be \$171,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138418 (11-26,12-3,12-10)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN: Pursuant to the provisions of Section 4-406 of the Alcoholic Beverage Article a Protest against the 2020 – 2021 Renewal of the Class A, Beer, Wine and Liquor License for t/a Chuck's Liquors has been filed. A Protest Public Hearing will be held for the following licensed establishment.

t/a Chuck's Liquors
Class A, Beer, Wine and Liquor License
J and M Liquors, Inc.
3416 Rhode Island Avenue
Mt. Rainier, 20712
Marlwinderpai Singh Randhawa,
President/Secretary/Treasurer
Mohinder Singh, Vice President

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, December 9, 2020. 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 out at 301-583-9980.

Testimony either for or against the request will be accepted at the public hearing. Additional information can be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS
(Liquor Control Board)

Attest:
Terence Sheppard
Director
November 13, 2020

138431 (11-26,12-3)



LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Christianna Kersey
Michael McKeefery
Kevin Hildebeidel
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.

Allison M. Hester
720 Calvert Lane
Fort Washington, MD 20744

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 20-12117

Notice is hereby given this 12th day of November, 2020, 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 14th day of December, 2020, 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 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$265,000.00. The property sold herein is known as 720 Calvert Lane, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk

138417 (11-26,12-3,12-10)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ERNESTINE DUNLAP
(DECEASED)
705 James Ridge Road
Bowie, MD 20721

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-33455

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 705 James Ridge Road, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The report states the purchase price at the Foreclosure sale to be \$435,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
138419 (11-26,12-3,12-10)

LEGALS

The
Prince George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260
Have
a
Very
Safe
Weekend

LEGALS

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

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

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

You must reclaim these vehicles by: **12/11/2020**

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

1990 FREIGHTLINER LOW COE	2FVH4BY99LV371458
2002 CADILLAC DEVILLE	1G6KD54Y52U300156
2001 MERCEDES BENZ S500 MD 48207N	WDBNG75J31A140145
2007 BMW 525I MD 7FDA36	WBANE53507CY06051

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

2013 FORD FOCUS	1FADP3F22DL217728
2007 BMW 328XI VA UNG4643	WBAVC93587KX56406
2007 AUDI A8 VA 2070TX	WAUMV44EX7N016541
2011 CADILLAC DTS	1G6KR5E6XBU100064

MCDONALD'S TOWING
2917 52ND AVE
HYATTSVILLE MD 20781
301-864-4133

2001 GMC SAFARI	1GKEL19W41B515636
2003 TOYOTA COROLLA	1NXBR32E03Z059583

138438 (11-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **AGNES KENNEDY**

Notice is given that Michele Kennedy, whose address is 14029 Lord Marlborough Place, Upper Marlboro, MD 20772, was on October 8, 2020 appointed Personal Representative of the estate of Agnes Kennedy, who died on May 5, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of April, 2021.

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 KENNEDY
 Personal Representative

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

Estate No. 117220
 138402 (11-19,11-26,12-3)

NOTICE

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

Substitute Trustees/
 Plaintiffs,

vs.

RENEE W. MATTHEWS
 7300 Berkshire Drive
 Clinton, MD 20735

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF 18-45000

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7300 Berkshire Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The report states the purchase price at the Foreclosure sale to be \$251,000.00.

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

True Copy—Test:
 Mahasin El Amin, Clerk
 138420 (11-26,12-3,12-10)

LEGALS

John Noble, Esquire
 451 Hungerford Drive Suite 616
 Rockville, MD 20850
 301-762-7200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOAQUIN RIVERA**

Notice is given that Jeny E. Jenkins, whose address is 17302 Spielman Road, Fairplay, MD 21733, was on October 27, 2020 appointed Personal Representative of the estate of Joaquin Rivera, who died on April 1, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of April, 2021.

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.

JENY E. JENKINS
 Personal Representative

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

Estate No. 118568
 138374 (11-12,11-19,11-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LOUIS RAYMOND TIPPETT**

Notice is given that Abigale Bruce-Watson, whose address is 14418 Old Mill Road, Suite 201, Upper Marlboro, MD 20772, was on October 19, 2020 appointed Personal Representative of the estate of Louis Raymond Tippett, who died on June 3, 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 19th day of April, 2021.

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.

ABIGALE BRUCE-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. 118432
 138397 (11-19,11-26,12-3)

CHARTER RESOLUTION 04-2020
OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON TO
AMEND §6, "MAYOR AND TOWN COUNCIL MEETINGS; VACANCIES IS OFFICE" OF THE TOWN CHARTER TO PROVIDE FOR THE
APPOINTMENT OF A MAYOR PRO TEM

A Charter Resolution of the Mayor and Town Council of Edmonston, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et seq.*, Local Government Article, Annotated Code of Maryland, as amended.

WHEREAS, the Mayor and Council have determined that Mayor should be entitled to appoint the Mayor Pro Tem without approval by the Council; and

WHEREAS, the Mayor and Council have determined that it is in the public interest to adopt the foregoing amendment to the Charter.

Section 1. NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of Edmonston that §6, "Mayor and Town Council meetings; vacancies in office" of the Town of Edmonston Charter be and is hereby repealed, reenacted and amended to read as follows:

§ 6 Mayor and Town Council meetings; vacancies in office.

The Mayor and Town Council shall meet in some convenient place in said town in July of each year and as often thereafter as may be necessary in the discharge of their duties. The majority shall form a quorum for the transaction of business and the presence of the Mayor shall be counted toward such quorum; and upon each action taken the yea and nay vote of each Councilperson shall be recorded opposite his or her name. The Mayor shall cast a vote upon such action only in the event that the votes of the Council members are otherwise tied. The Mayor and Council shall pass rules and regulations consistent with the provisions of this subtitle for their own government while in session. The absence of any Councilperson from three (3) consecutive meetings, shall constitute a vacancy, which vacancy shall be declared by duly adopted motion of the Council.

A vacancy in the office of Mayor or Councilperson shall be filled for the balance of the term as follows. For any vacancy that occurs within ninety (90) days of any regularly scheduled election, the position shall remain vacant until that election. Any vacancy that occurs more than ninety (90) days but less than 180 days before any regularly scheduled election shall be filled by appointment of the Mayor and Council by majority vote within thirty (30) days of the vacancy. The Board of Supervisors of Elections shall schedule a special election for any vacancy that occurs more than 180 days prior to the next regularly scheduled election. The special election shall be held within sixty-five (65) days of the vacancy occurring.

In the event of a tie vote in the special election of Mayor and/or Council member, a runoff election of the tied candidates shall be conducted within 30 days after the special election.

As NEEDED, [soon after taking office as may be practicable] the Mayor shall appoint a Mayor Pro Tem from among the membership of the Council [subject to the approval of the Council]. In the event of a vacancy in the Mayor's position, the COUNCIL SHALL APPOINT A COUNCIL MEMBER AS Mayor Pro Tem, WHO shall serve as Mayor until such time as a new Mayor is elected or appointed.

All special elections shall be conducted by the Supervisors of Elections in the same manner and with the same personnel, as far as practicable, as regular town elections. The Mayor shall preside at the meeting of the Council and shall call meetings from time to time as the Mayor may deem necessary, but in case of the Mayor's absence from any meeting, the Mayor Pro Tem shall preside. A Council member acting as the presiding officer in the absence of the Mayor may vote as a Council member.

Section 2. BE IT FURTHER RESOLVED that this Charter Resolution was adopted after a public hearing was held, after at least 21 days of prior public notice of the hearing. The amendment to the Charter of the Town of Edmonston, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50th) day after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the Town offices located at 5005 52nd Avenue, Edmonston, Maryland 20781 for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the Town not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the Town.

Section 3. BE IT FURTHER RESOLVED that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the Town Administrator shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Mayor and Town Council or in the referendum; and (iv) the effective date of the Charter Resolution.

Section 4: BE IT FURTHER RESOLVED that if any provision of this Resolution or the Charter provisions adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

INTRODUCED by the Mayor and Town Council of Edmonston at a regular meeting on the 9th day of September 2020.

ADOPTED by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of November 2020.

EFFECTIVE the 31st day of December 2020.

ATTEST: MAYOR AND TOWN COUNCIL OF EDMONSTON

Averi Gray, Town Clerk Tracy R. Gant, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Suellen M. Ferguson, Town Attorney

138408 (11-19,11-26,12-3,12-10)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners
 (Liquor Control Board)

DECEMBER 2, 2020

1. Patrick Nwaokwu, Managing Member, GQ Palace, LLC, t/a **GQ Palace**, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Tax General Article, Section 5-302, Possession of Untaxed Alcoholic Beverages and R.R. No. 26(15) of the Rules and Regulations for Prince George's County; Alcoholic Beverage Article, Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulations for Prince George's County, to wit; That on or about September 18, 2020, Agent James Olienyk received anonymous information that the establishment, GQ Palace, was purchasing alcoholic beverages from Costco in Washington, D.C. On October 14, 2020 at approximately 11:00 a.m., Agents Olienyk, Glenn Shorter and Supervisory Agent William Collier from the Comptroller of Maryland, Field Enforcement Division conducted an inspection at GQ Palace, located 8833 Greenbelt Road, Greenbelt, MD. During the inspection, it was discovered that numerous bottles of wine and other spirits were purchased from Costco, which is not a wholesaler, and not taxed by the State of Maryland. These items were confiscated as evidence.

2. Deisy M. Alvarez, President, Pedro A. Alvarez, Vice President, Daisy's Grill Restaurant, Inc., t/a **Daisy's Grill Restaurant**, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 6-304 "Selling alcoholic beverages to an individual under the age of twenty-one, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 1 "Sales to a minor" of the Rules and Regulations for Prince George's County, to wit; That on or about Thursday, October 22, 2020 at approximately 8:00 p.m. Two underage operatives (19-years old and 14-years old) of the Prince George's County Explorers Program entered the Daisy's Grill Restaurant located at 8503-5 Oxon Hill Road, Oxon Hill Road, MD 20745. The 19-year old operative was sold one 12-ounce bottle of Modelo Especial beer. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspector Maleek Caraway and Inspector George Patterson of the Prince George's County Board of License Commissioners contacted the manager, Pedro Alvarez, on the scene.

3. Harjinder Singh, Member/Authorized Person, Sunanda S. Rana, Member-Manager, Adelphi Spirits, LLC, t/a **El Toro Liqueurs**, 9107 Riggs Road, Adelphi, 20783, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about June 28, 2018 a transfer of application for a Class A, Beer, Wine and Liquor was filed, that on or about August 28, 2018 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Robert Kim, Esquire.

4. Shawndell Pullam, Member, Burn Box, LLC, t/a **Burn Box**, 36 Watkins Park Drive, Upper Marlboro, 20774, Class B, Beer and Wine, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about November 18, 2019 a new application for a Class B, Beer and Wine was filed, that on or about January 28, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted.

5. Heydi V. Calderon, President, Ernie R. Banks, Vice President, HEEI, LLC, t/a **Charlie's Pizzeria**, 12760 Old Fort Road, Fort Washington, 20744, Class B, Beer and Wine, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about November 25, 2019 a transfer application for a Class B, Beer and Wine was filed, that on or about February 25, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted.

A virtual hearing will be held via Zoom at 7:00 p.m., **Wednesday, December 2, 2020**. 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 out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard
 Director
 November 12, 2020

138433 (11-26)

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

LEGALS

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

UNITED STATES DISTRICT COURT FOR THE MIDDLE DISTRICT OF NORTH CAROLINA
Civil Action No. 1:20-cv-530

TRULIANT FEDERAL CREDIT UNION,

Plaintiff,

v.

DLG MEDICAL SALES, INC. AND KOTTO Y. PAUL,

Defendants.

TO: KOTTO Y. PAUL
 DLG MEDICAL SALES, INC.,
 c/o Kotto Y. Paul, President

Take notice that a pleading seeking relief against you has been filed in the above entitled action. The nature of the relief being sought is as follows: Plaintiff Truliant Federal Credit Union ("Plaintiff") seeks a judgment against you for monies owed and attorneys' fees pursuant to a Promissory Note and Commercial Guaranty dated April 10, 2018. The Promissory Note is secured by Commercial Security Agreement pursuant to which DLG Medical Sales, Inc. granted Plaintiff a security interest in collateral including a purchase money security interest in specific equipment referred to as a Cynosure Icon SN# CYN85269, a Cynosure Sculpture SN# CYN3625, and a Moeller Lipostat and Vibrasat SN#BX9585-2 & SN#BX9585-3 (the "Collateral"). Accordingly, Plaintiff's pleading also seeks an order for immediate possession of the Collateral.

You are required to make defense to such pleading no later than December 31, 2020 and upon your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the 19th day of November, 2020.

Brooks F. Bossong
 Nexsen Pruet, PLLC
 Post Office Box 3463
 Greensboro, NC 27402
 (336) 373 1600
 Attorney for Plaintiff Truliant Federal Credit Union

138405 (11-19,11-26,12-3)

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LEGALS

**THE INCORPORATED TOWN OF CAPITOL HEIGHTS
FAIR SUMMARY
OF
CHARTER AMENDMENT RESOLUTION 2021-02**

This is to give notice that the Mayor and Council of the Town of Capitol Heights has introduced and intends to take action on Charter Amendment Resolution 2021-02 – A Charter Amendment Resolution to Clarify and Amend the Charter Requirements to Call a Special Meeting and to Establish a Quorum for Meetings by Amending Sections 208 and 209 of the Charter of the Incorporated Town of Capitol Heights will become **effective December 15, 2020**.

Charter Amendment Resolution 2021-02 clarifies and amends the Charter requirement to Call a Special Meeting and establishes a Quorum for meetings by amending Sections 208 and 209 of the Town Charter. The Incorporated Town of Capitol Heights is governed as a Strong Council, Weak Mayor form of municipal government and is comprised of a Mayor and six voting Councilmembers. Section 208 (Meetings of the Mayor and Council) has been amended to state that special meetings shall be called by the Mayor or a majority of the members of the Mayor and Council. Section 209 (Quorum) has been amended to state four Councilmembers shall constitute a quorum for the transaction of business.

Charter Amendment Resolution 2021-02 is available for inspection by the public. As a result of the COVID-19 Pandemic requests may be fulfilled by either calling Town Hall on (301) 336-0626 or by sending a request via email to TownClerk@capitolheightsmd.com. A copy of the Charter Amendment Resolution 2021-02 will be sent to you. Requests may be made during normal business hours, 9:00 a.m. to 5:00 p.m. Monday through Friday.

**MAYOR AND COUNCIL OF THE TOWN OF CAPITOL HEIGHTS
BY: ROBIN BAILEY-WALLS, TOWN CLERK**

138350 (11-5,11-12,11-19,11-26)

**THE INCORPORATED TOWN OF CAPITOL HEIGHTS
FAIR SUMMARY
OF
CHARTER AMENDMENT RESOLUTION 2021-06**

This is to give notice that the Mayor and Council of the Town of Capitol Heights has introduced and intends to take action on Charter Amendment Resolution 2021-06 – A Charter Amendment Resolution to Amend Section 304 of the Town Charter to Limit Consecutive Terms of Office for Elected Officials in the Incorporated Town of Capitol Heights. Charter Amendment Resolution 2021-06 will become **effective on December 15, 2020**.

Under Charter Amendment Resolution 2021-06 – Contains provisions such that no person shall be elected to any office or offices under this Charter, whether as Mayor, Councilmember, or both offices for an uninterrupted period of more than three consecutive four-year terms. Except as stated herein, those elected officials that have served for twelve years or more, or having served three full terms of consecutive elected office or more by the day of the general municipal election of 2022 shall not be eligible to run for office in May of 2022 or any thereafter.

Charter Amendment Resolution 2021-05 is available for inspection by the public. As a result of the COVID-19 Pandemic requests may be fulfilled by either calling Town Hall on (301) 336-0626 or by sending a request via email to TownClerk@capitolheightsmd.com. A copy of the Charter Amendment Resolution 2021-05 will be sent to you. Requests may be made during normal business hours, 9:00 a.m. to 5:00 p.m. Monday through Friday.

**MAYOR AND COUNCIL OF THE INCORPORATED TOWN OF
CAPITOL HEIGHTS
BY: ROBIN BAILEY-WALLS, TOWN CLERK**

138352 (11-5,11-12,11-19,11-26)

**CITY OF NEW CARROLLTON
NOTICE OF VIRTUAL PUBLIC HEARING**

**PROPOSED CHARTER AMENDMENT RESOLUTION 21-01
AMENDING CITY CHARTER SECTION C-7 "ELECTIONS"**

The City Council will conduct a public hearing on proposed Charter Amendment Resolution 21-01 on **Wednesday, January 6, 2021, at 7:00 p.m.** This Public Hearing of the City Council will be a virtual meeting. Anyone interested in listening to the meeting will be able to by calling the following number: **301-715-8592 with code 977 1341 1885**. You do not need a participant code. If you want to join the meeting via the computer click on the link to join the Zoom meeting; Join Zoom meeting <https://zoom.us/j/97713411885> Meeting ID: **977 1341 1885**. If you have comments for the City Council, please email them to City Clerk Doug Barber at dbarber@newcarrolltonmd.gov by 3:00 p.m. on the day of the meeting.

Charter Amendment Resolution 21-01 is:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-7 "ELECTIONS," SUBSECTION A "CONDUCT AND PROCEDURE" TO AUTHORIZE THE CITY TO CONDUCT VOTE BY MAIL ELECTIONS AT ANY ELECTION AND TO REMOVE THE REFERENCE TO ANNUAL ELECTIONS

Copies of Charter Amendment Resolution 21-01 are available for inspection. Please contact City Clerk Doug Barber via email dbarber@newcarrolltonmd.gov to obtain a copy.

The public is encouraged to attend the virtual public hearing and provide comments.

The City Council of New Carrollton

138428 (11-26)

**COTTAGE CITY COMMISSION
FAIR SUMMARY OF ORDINANCE NUMBER 2020-04**

This is to give notice that on November 11, 2020, the Cottage City Commission adopted Ordinance Number 2020-04 to be effective December 1, 2020.

Ordinance 2020-04 establishes a special fund known as the Covid-19 Emergency Relief Fund to reduce the impact of economic hardships arising from the pandemic caused by the coronavirus in the Town of Cottage City.

Ordinance 2020-04 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

**COTTAGE CITY COMMISSION
BY: CONSUELLA BARBOUR, TOWN MANAGER**

138429 (11-26)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other lawful charges on:

**NOVEMBER 29, 2020
AT 10:00 AM**

2014 Yamaha
JYARJ16E7EA032311

2001 Yamaha
JYARN05EX1A008269

2005 Yamaha
JYARN13E55A012423

Auction held on the premises of:

A&J Cycle Performance
8411 Old Marlboro Pike Ste #23
Upper Marlboro, MD 20772

Terms of Sale-CASH
Lienor reserves the right to bid.

138422 (11-19,11-26)

LEGALS

PUBLIC NOTICE

**NON-SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2019 ANNUAL ACTION PLAN FOR
HOUSING AND COMMUNITY DEVELOPMENT**

The purpose of this notice is to advise the County of the Department of Housing and Community Development's (DHCD's) intent to modify the Fiscal Year ("FY") 2019 Annual Action Plan, as amended on July 18, 2019, for the purpose of a non-substantial amendment of the Fiscal Year (FY) 2019 Annual Action Plan in order to reprogram Emergency Solutions Grants (ESG) Program funds, totaling \$42,851.00, from existing activities to another existing ESG activity.

The ESG Program was allocated \$409,657.00 to provide emergency shelter and essential services, street outreach, homelessness prevention, and rapid re-housing services. DHCD subcontracts with the Department of Social Services ("DSS") to implement the ESG Program. To date, DSS has expended approximately ninety percent or \$366,806.00 of its ESG funds.

In an effort to strengthen the County's capacity to serve better serve homeless individuals and families, DSS has requested to reprogram \$42,851.00 of its activity street outreach and administrative ESG funds to emergency shelter and essential services as summarized below.

Use of ESG Funds by Categories	FY 2019 ESG Budget	Budget Revision Request	Modified FY 2019 ESG Budget
Shelter Operations and Essential Services	\$170,840.00	\$42,851.00	\$213,691.00
Street Outreach	\$42,127.00	(\$42,127.00)	\$0.00
HMIS	\$28,120.00	\$0.00	\$28,120.00
Rapid Re-Housing	\$58,723.00	\$0.00	\$58,723.00
Homeless Prevention	\$79,123.00	\$0.00	\$79,123.00
ESG Administration	\$30,724.00	(\$724.00)	\$30,000.00
	\$409,657.00	\$0.00	\$409,657.00

The County's FY 2021-2025 Citizen Participation Plan, which is embedded in the County's FY 2021-2025 Consolidated Plan, indicates that the Prince George's County Consolidated Plan or Annual Action Plan is only amended for a "substantial change" whenever it makes the following decisions:

- A change in the allocation priorities or a change in the method of distribution of funds;
- The addition of an eligible activity not originally funded or described in the Annual Action Plan;
- A change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- A change in the use of CDBG, HOME, Program Income, or ESG funds, *exceeding at least \$250,000* from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan. The CDBG categories include Affordable Housing, Economic Development, Public Facilities and Infrastructure Improvements, Public Services and Planning and Administration. The ESG categories include Emergency Shelter, Street Outreach, HMIS, Rapid-Rehousing, Homeless Prevention and Administration; and
- A change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income.

Based on the Citizen Participation plan, DHCD has determined that neither a "Substantial Amendment," nor a public hearing is required because there is:

- No change in allocations priorities or a change in the method of distribution of funds;
- No addition of an eligible activity not originally funded or described in the Annual Action Plan;
- No change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan; and
- No change in the use of ESG funds, *exceeding at least \$250,000* from one existing activity to another existing eligible activity in any category within the applicable program.

Based on the aforementioned description in the 2021-2025 Citizen Participation Plan, the reprogramming of ESG funds to existing ESG activities is not a substantial amendment to the FY 2019 Annual Action Plan.

Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Alternately, the Modified Plan can be mailed, upon request, by contacting DHCD at 301-883-5540 or 301-883-5570.

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division at 9200 Basil Court, Suite 500, Largo, Maryland, 20774. For more information, please contact the Community Planning and Development (CPD) at 301-883-5570 or 301-883-5540, TDD 301-883-5428.

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:

Estella Alexander, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: November 26, 2020

138425 (11-26)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL REGULAR WORK SESSION
MONDAY, NOVEMBER 2, 2020**

ORDINANCE O-21-07

AN ORDINANCE concerning Amendment of Fiscal Year 2020-2021 Budget for Grant Revenue for the Environmental Justice Department for the Fit and Fun Park in Seat Pleasant.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6011 Addison Rd
Seat Pleasant, Maryland 20743-2125

138389 (11-19,11-26)

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: **12/13/2020**

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

**CHARLEY'S CRANE SERVICES
8613 OLD ARDMORE RD
LANDOVER MD 20785
301-773-7670**

2002	CHEVROLET	2500	VA	ULZ9047	1GCCG25W221207828
2007	FORD	EXPEDITION MAX	VA	URJ2905	1FMFK18597LA10296
2008	JEEP	COMPASS	VA	1J8FF47W78D766041	
2002	MERCEDES BENZ	ML 500	MD	4BZ7527	4JGAB75E02A363676
2000	CHRYSLER	TOWN	DC	DE9832	1C4GP44G8YB745068
2014	KIA	OPTIMA	DC	FR9687	5XJGM4A77EG271374
2001	HONDA	ACCORD	VA	UXA1997	1HGCG65541A005005

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

2009	ACURA	TL	MD	2DR6637	19UUA96259A002217
2010	JEEP	GRAND CHEROKEE	MD	2DR8188	1J4P54GK3AC156213
2005	ACURA	RL	VA	UHF9925	1JH4K16535C017715
2008	DODGE	AVENGER	VA	ULD9523	1B3LC46J58N143862
2013	FORD	EXPLORER	MD	4CP7617	1FM5K8D82DGB67600
2008	FORD	FUSION	VA	ULC1173	3FAHP07108R259828
2007	BMW	328i	MD	9DD7622	WBAVA37557NE25829
2010	FORD	CROWN VICTORIA	MD	6DH5778	2FABP7AV9AX143531
2007	FORD	F150	DC	CW3585	1FTNE14W17DB31274
1996	CHEVROLET	TAHOE	VA	USY5890	1GNEK13R1TJ417102
2013	DODGE	AVENGER	NC	DAW4157	1C3CDZCB9DN591221

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

2004	NISSAN	QUEST	VA	UTV9217	5N1BV28U04N311784
1997	HONDA	CIVIC	VA	1HGEJ8249VL085901	
1997	NISSAN	PATHFINDER	MD	5747Z3	JN8AR05Y9VW136449
2012	NISSAN	MURANO	MD	2A52039	JN8AZ1MXXCW221268
2013	CHEVROLET	SUBURBAN	VA	UVG5959	1GNEC16293J158948
2004	TOYOTA	RAV 4	MD	1CK2040	JTEGD20VX40001667
1999	HONDA	CIVC	MD	KRC762	2HGEJ8548XH592266
2002	LEXUS	ES300	VA	JTHBF30G225021314	

138439 (11-26)

**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 (571) 991-4220.

The following vehicles are located at 4110 Suit Road, Lot 15, District Heights, MD 20747 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2004	Volkswagen	Beetle	3VWCD31Y14M311928
2009	Chrysler	Sebring	1C3LC46B39N533971
2010	Hyundai	Accent	KMHNCN4AC8AU509886
2008	Chevrolet	Equinox	2CNDL23F686007456
2006	Toyota	Camry	4T1BE30K56U163110

138440 (11-26)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.
Demetrica Carter
2310 West Rosecroft Village Circle
Oxon Hill, MD 20745

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-12130**

Notice is hereby given this 12th day of November, 2020, 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 14th day of December, 2020, 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 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$190,749.30. The property sold herein is known as 2310 West Rosecroft Village Circle, Oxon Hill, MD 20745.

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

True Copy—Test:
Mahasin El Amin, Clerk

138415 (11-26,12-3,12-10)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
600 Baltimore Avenue, Suite 208
Towson, MD 21204

Substitute Trustees,
Plaintiffs

v.
Charles O. Swilling
3303 Heidi Lane
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-09830**

Notice is hereby given this 12th day of November, 2020, 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 14th day of December, 2020, 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 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$205,000.00. The property sold herein is known as 3303 Heidi Lane, Upper Marlboro, MD 20774.

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

True Copy—Test:
Mahasin El Amin, Clerk

138416 (11-26,12-3,12-10)

*The Prince George's
Post Newspaper
Call (301) 627-0900
or
Fax (301) 627-6260
Your Newspaper of Legal
Record*

LEGALS

CHARTER AMENDMENT RESOLUTION CR-02-21

A CHARTER RESOLUTION TO AMEND ARTICLE VII "REGISTRATION, NOMINATION, AND ELECTION PROCEDURES" SECTION 707 "WARD REPRESENTATION"

WHEREAS, the City of Glenarden is a municipal corporation of the State of Maryland, operating under Article XI-E of the Constitution of Maryland and §4-301 et seq. of the Local Government Article of the Annotated Code of Maryland as amended; and

WHEREAS, Section 707 sets ward representation by identifying 3 separate wards within the City and the number of Councilmembers for each; and

WHEREAS, the population and needs of the City have changed, and these changes have yet to be addressed under the ward system; and

WHEREAS, Ward 2 experienced a significant reduction in its residency numbers due to the demolition of the Glenarden Apartments in 2014; and

WHEREAS, Ward 2, the construction of Glenarden Hills, does not replace its residency numbers from Glenarden Apartments; and

WHEREAS, Ward 3 is experiencing an increase in residency due to the Woodmore Towne Centre at Glenarden development, and the construction of new homes in that area; and

WHEREAS, the residential changes noted above could not have been reflected in the 2010 Census since neither had been finalized; and

WHEREAS, changes in representation to the current ward system is not feasible until the completion of the United States Census Bureau finalizes the 2020 Census; and

WHEREAS, the Council has determined that to move toward one (1) Representative for each Ward; and four (4) Representatives At-Large will help ensure that each Councilmember consider the needs of the City as a whole rather than the parochial, or more narrow focus that has sometimes occurred in recent years; and

WHEREAS, the Council seeks to develop a more unified approach as it balances the needs of the entire City; and

WHEREAS, the Council believes that moving from the all ward system toward one (1) Representative for each Ward; and four (4) Representatives At-Large Councilmembers is in the best interests of the City until such time that the City is able to redistrict based on census numbers that more accurately reflect the change in population within Glenarden.

Section 707 Ward Representation.

(a) BEGINNING WITH THE ELECTION IN MAY 2021 A VOTING DISTRICT OR WARD SYSTEM SHALL BE UTILIZED WITHIN THE CITY TO ELECT FIVE ONE COUNCILMEMBER FOR EACH OF THE THREE WARDS. ~~FOUR~~ [Four] Councilmembers and the Mayor shall be elected at large.

(b) THREE INDIVIDUAL COUNCILMANIC DISTRICTS/WARDS ARE HEREBY ESTABLISHED WITHIN THE CITY AND THE NUMBER OF COUNCILMEMBERS ELECTED TO REPRESENT EACH WARD SHALL BE AS FOLLOWS:

(1) WARD I SHALL BE REPRESENTED BY ~~FOUR~~ ONE COUNCILMEMBERS.

(2) WARD II SHALL BE REPRESENTED BY ~~FOUR~~ ONE COUNCILMEMBERS.

(3) WARD III SHALL BE REPRESENTED BY ONE COUNCILMEMBER.

(c) THE BOUNDARIES OF THE THREE WARDS SHALL BE AS FOLLOWS:

(1) WARD I. ALL PROPERTIES WITHIN THE CITY THAT LIE WEST OF MARTIN LUTHER KING, JR. HIGHWAY.

(2) WARD II. ALL PROPERTIES WITHIN THE CITY THAT LIE BETWEEN MARTIN LUTHER KING, JR. HIGHWAY AND BRIGHTSEAT ROAD.

(3) WARD III. ALL PROPERTIES WITHIN THE CITY THAT LIE EAST OF BRIGHTSEAT ROAD.

(d) IN ADDITION TO THE RESIDENCY REQUIREMENT IN SECTION 302 OF THIS CHARTER, THE FOLLOWING RESIDENCY REQUIREMENTS PREVAIL FOR WARD CANDIDATES:

(1) A CANDIDATE SHALL HAVE RESIDED IN THE WARD FROM WHICH HE OR SHE IS TO BE A CANDIDATE FOR AT LEAST 90 DAYS.

(2) A CHANGE OF RESIDENCE FROM ONE WARD TO ANOTHER DOES NOT NEGATE THE REPRESENTATION FROM THE PREVIOUS WARD UNTIL THE NEXT REGULAR OR SPECIAL ELECTION.

(3) IN THE EVENT OF DUAL RESIDENCE, A PERSON MAY BE A CANDIDATE FROM ONLY ONE WARD.

(4) A CANDIDATE MAY ONLY BE ELECTED TO REPRESENT THE WARD IN WHICH HE OR SHE RESIDES.

City Council of Glenarden, Maryland that the amendment to the Charter of the City of Glenarden, hereby proposed by this enactment, adopted this 9th day of November 2020, shall be and become effective upon the fiftieth (50th) day after its adoption by the City Council unless petitioned to referendum in accordance with §4-301 et seq. of the Local Government Article, Annotated Code of Maryland, within forty (40) days following its adoption. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at 8600 Glenarden Parkway, Glenarden, Maryland for forty (40) days following its adoption by the Council.

138387 (11-19,11-26,12-3,12-10)

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Prince George's County
Since 1932*

LEGALS

CHARTER AMENDMENT RESOLUTION CR-03-21

A CHARTER RESOLUTION TO AMEND ARTICLE IX "PERSONNEL", SECTION 901, "AUTHORITY TO EMPLOY PERSONNEL"

WHEREAS, the City of Glenarden is a municipal corporation of the State of Maryland, operating under Article XI-E of the Constitution of Maryland and §5-201 et seq. of the Local Government Article, Annotated Code of Maryland, as amended; and

WHEREAS, the City Council has a fiduciary responsibility to the City of Glenarden; and

WHEREAS, the City Council has the responsibility to ensure that the residents of the City are provided services; and

NOW, THEREFORE BE IT RESOLVED AND ORDAINED that Article IX "Personnel", Section 901 "Authority to Employ Personnel" be repealed, re-enacted and amended to read as follows:

Section 901 Authority to employ personnel.

THE MAYOR, ON THE RECOMMENDATION OF THE CITY MANAGER AND WITH THE APPROVAL OF THE COUNCIL, SHALL APPOINT THE HEADS OF ALL OFFICES, DEPARTMENTS, AND AGENCIES OF THE CITY GOVERNMENT AS ESTABLISHED BY THIS CHARTER OR BY ORDINANCE. ALL OFFICE, DEPARTMENT, AND AGENCY HEADS SHALL SERVE AT THE PLEASURE OF THE MAYOR. ALL SUBORDINATE OFFICERS AND EMPLOYEES OF THE OFFICES, DEPARTMENTS AND AGENCIES OF THE CITY GOVERNMENT SHALL BE APPOINTED AND REMOVED BY THE MAYOR, IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS, AS WELL AS IN ANY MERIT SYSTEM WHICH MAY BE ADOPTED BY THE COUNCIL.

City Council of Glenarden, Maryland that the amendment to the Charter of the City of Glenarden, hereby proposed by this enactment, adopted this 9th day of November 2020, shall be and become effective upon the fiftieth (50th) day after its adoption by the City Council unless petitioned to referendum in accordance with §4-301 et seq. of the Local Government Article, Annotated Code of Maryland, within forty (40) days following its adoption. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at 8600 Glenarden Parkway, Glenarden, Maryland for forty (40) days following its adoption by the Council.

138388 (11-19,11-26,12-3,12-10)

LEGALS

THE INCORPORATED TOWN OF CAPITOL HEIGHTS FAIR SUMMARY

OF CHARTER AMENDMENT RESOLUTION 2021-05

This is to give notice that the Mayor and Council of the Town of Capitol Heights has introduced and intends to take action on Charter Amendment Resolution 2021-05 – A Charter Amendment Resolution to Allow for the removal or Suspension of an Elected Official from Office for a Charter Violation. mend Section 304 of the Town Charter to Limit Consecutive Terms of Office for Elected Officials in the Incorporated Town of Capitol Heights. Charter Amendment Resolution 2021-05 will become effective on December 15, 2020.

Under Charter Amendment Resolution 2021-05 - Contains provisions entailing forfeiture of office in certain cases and provides for removal proceedings subject to a petition of the qualified voters but does not include a separate suspension from office provision unless it is part of a removal proceeding initiated by petition of the voters. The forfeiture of office provision found in Section 205 only allows for forfeiture of office by an elected official who violates an express prohibition of the Charter as opposed to any violation including the failure to perform affirmative duties under the Charter.

Charter Amendment Resolution 2021-05 is available for inspection by the public. As a result of the COVID-19 Pandemic requests may be fulfilled by either calling Town Hall on (301) 336-0626 or by sending a request via email to TownClerk@capitolheightsmd.com. A copy of the Charter Amendment Resolution 2021-05 will be sent to you. Requests may be made during normal business hours, 9:00 a.m. to 5:00 p.m. Monday through Friday.

MAYOR AND COUNCIL OF THE INCORPORATED TOWN OF CAPITOL HEIGHTS

BY: ROBIN BAILEY-WALLS, TOWN CLERK

138351 (11-5,11-12,11-19,11-26)



LEGALS

ORDER OF PUBLICATION

James F Truitt Jr
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 106
Timonium, Maryland 21093 Plaintiff

v.

Phillis I Todd

6500 GREEN HOLLY WAY

and

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

and

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

6500 Green Holly Way, Upper Marlboro, MD 20772, 3rd (Third) Election District, described as follows:

All that lot of land and imps. 2.0400 Acres. & Imps. Ellerslie-plat Eig Lot 5. Assmt \$732,334 Lib 38282 Fl 522 and assessed to Todd Phillis I.

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

Case Number: CAE 20-16675

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6500 Green Holly Way, Upper Marlboro, MD 20772 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 2.0400 Acres. & Imps. Ellerslie-plat Eig Lot 5. Assmt \$732,334 Lib 38282 Fl 522 and assessed to Todd Phillis I.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 2nd day of November, 2020, by the Circuit Court for Prince George's County. Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of January, 2021, and redeem the property 6500 Green Holly Way, Upper Marlboro, MD 20772 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
138363 (11-12,11-19,11-26)

NOTICE OF ADOPTION OF CHARTER AMENDMENT

NOTICE IS HEREBY GIVEN to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, and the Charter of the Town of Cheverly, the Mayor and Council of Cheverly, Maryland, at a public meeting assembled on November 12, 2020, duly adopted Charter Amendment Resolution No. R-04-20. The following section of the Town Charter was amended: RESOLUTION AMENDING ARTICLE V OF THE TOWN CHARTER TO PROVIDE FOR NON-CITIZEN VOTING AND ESTABLISHING A SUPPLEMENTARY VOTER REGISTRY. The Amendment shall become effective and be considered part of the Charter of the Town of Cheverly on January 1, 2021, unless on or before December 22, 2020, there shall be presented to the Mayor and Council of Cheverly, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Cheverly. Said petition shall be signed by twenty percent (20%) or more of the persons who are qualified to vote in municipal elections of the Town of Cheverly. Further information may be obtained by contacting the Town Administrator, Dylan Galloway, at 6401 Forest Road, Cheverly, MD 20785, between the hours of 9:00 A.M. and 5:00 P.M., Monday-Friday.

138426 (11-26,12-3,12-10,12-17)

MECHANIC'S LIEN SALE

Karen Mitchell will sell at public auction the following mobile homes under & by virtue of section 16-202 and 16207 of the Maryland statutes for repairs, storage & other lawful charges.

Cash Public Sale.
Mobile Homes

- 1998 Redman 12232087
- 1988 Clayton 44843
- 1978 Liberty 5289
- 1985 Skyline ABR8833
- 1985 Deroze 23885
- 1985 Skyline PRC3393
- 1984 Skyline P257092
- 1980 Redman 2172711
- 1978 Skyline 1276434
- 1978 Homette 592789
- UNK Homette 03100488N
- UNK Hillcrest 315250BH
- UNK UNK PFS 701519

Sale to be held at the Circuit Court for Prince George's County, 14735 Main Street, Upper Marlboro, MD 20772 (more specifically, nearest the West Court Drive side of the courtyard) at 10:30 am on December 7, 2020. Bidders must register with the Auctioneer by 10:15am. Auctioneer reserves the right to post a minimum bid.

Karen Mitchell
1113 Cherry Point Road,
West River, MD 20778
443-875-8665

138441 (11-26,12-3)

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 4, 2009, a certain Deed of Trust was executed by Irene Wyatt, and Gene Arthur Wyatt as Grantor(s) in favor of MetLife Home Loans, A Division of MetLife Bank, N.A. as Beneficiary, and Lenders Reverse Closing Services, LLC as Trustee(s), and was recorded on November 30, 2009, in Book 31202, Page 623 in the Office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary pursuant to an assignment dated September 7, 2016, and recorded on October 18, 2016, in Book 38623, Page 067, in the office of the Land Records for Prince Georges County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on November 6, 2019, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore the loan to currency; and

WHEREAS, the entire amount delinquent as of October 31, 2020 is \$273,566.06; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on December 8, 2020 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as: 3607 Jeff Road, Glenarden, MD 20774

Tax ID: 20-2197184

The sale will be held at the courthouse entrance for the Circuit Court for Prince Georges County, Maryland.

The Secretary of Housing and Urban Development will bid \$274,231.93.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$27,500.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$27,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: November 5, 2020

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: CHRISTIANNA KERSEY
Cohn, Goldberg & Deutsch, LLC
600 Baltimore Avenue, Suite 208
Towson, MD 21204
410-296-2550
ckersey@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

138404 (11-19,11-26,12-3)

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*The Prince
George's Post*