

**LEGALS**

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

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

**7303 HAVRE TURN  
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Vanessa C. Shaw and Kevin T. Holley, dated August 3, 2001 and recorded in Liber 14902, Folio 589 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$96,425.00, and an original interest rate of 6.500%, 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 **JANUARY 19, 2021 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 \$6,700.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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

138560 (12-31,1-7,1-14)

**LEGALS**

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

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

**1300 CRISFIELD DRIVE  
OXON HILL, MD 20745**

Under a power of sale contained in a certain Deed of Trust from Thomas A Prue Sr, and Lisa M. Prue, dated July 15, 2005 and recorded in Liber 24127, Folio 297 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,000.00, and an original interest rate of 7.375%, 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 **JANUARY 26, 2021 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 \$12,800.00 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

138632 (1-7,1-14,1-21)

**LEGALS**

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

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

**728 BOOKER DRIVE  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Avril V. Rutherford and Eustace L. Rutherford, dated June 4, 2013 and recorded in Liber 34933, Folio 444 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$192,400.00, 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 **JANUARY 19, 2021 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 \$18,000.00 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, 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

138559 (12-31,1-7,1-14)

# The Prince George's Post

Your Newspaper of Legal Record

## IT PAYS TO ADVERTISE

Events, Businesses, Legal Notices

Email Brenda at [bboice@pgpost.com](mailto:bboice@pgpost.com) TODAY!  
for a free quote

Have a news story or calendar event?

Email the editor at [pgpost@gmail.com](mailto:pgpost@gmail.com)

Call (301) 627-0900

Fax (301) 627-6260

Online at [www.pgpost.com](http://www.pgpost.com)

Serving Prince George's County Since 1932

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: **01/30/2021**

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

2006 FORD	E-450			1FDXE45PX6HA25765
1988 GMC	RALLY	VA	UWZ7607	1GDEG25K7J7506386
2004 VOLVO	S80			YV1TH59H641375249
2000 TRAILER	LUFK			1L01A5329Y1146917
2009 LOAD RITE	24T5800			5A4NL4W2X92001710
1997 CALK	TRAILER			1CXBC231V5702190

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

2000 BMW	323I	MD	9DN5636	WBAAR3349YJM02001
2003 MAZDA	3			JM1BK143651236957
2015 HONDA	CIVIC			19XFB4F24FE201095
1997 MERCURY	GRAND MARQUIS			2MELM75W0VX704472
2011 TOYOTA	SIENNA			5TDKK3DC0BS088668
2004 HONDA	CIVIC	KY	9243HK	2HGES16604H619640
2009 CHEVROLET	IMPALA			2G1WB57K291258300
2001 TOYOTA	CAMRY			JT2BG22K310559678
2002 BMW	325XI			WBAEU33482PF68338
2002 GMC	SONOMA			1GTC5145928238422

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

2007 MITSUBISHI GLANT 4A3AB36F77E047371  
138683 (1-14)

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



**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**

**7220 25TH AVE.  
HYATTSVILLE, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated November 17, 2003, recorded in Liber 18522, Folio 618 among the Land Records of Prince George's County, MD, with an original principal balance of \$166,500.00, 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

**FEBRUARY 2, 2021 AT 11:15 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 \$17,000 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. 185394-6)

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  
www.alexcooper.com

138660 (1-14,1-21,1-28)

**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.

Wesley H Ransom  
AND  
Linda F. Ransom  
14813 Darbydale Drive  
Bowie, MD 20721  
Defendants

**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.

Hector A. Lopez Ortega  
3507 57th Avenue  
Hyattsville, MD 20784  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-07698**

Notice is hereby given this 29th day of December, 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 29th day of January, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of January, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$258,000.00. The property sold herein is known as 3507 57th Avenue, Hyattsville, MD 20784.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138636 (1-7,1-14,1-21)

**NOTICE**

IN THE MATTER OF:  
**ANTOINE DEMARKCO ALLEN**

FOR THE CHANGE OF NAME TO:  
**Antoine-DeMarKco: Allen**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-17018**

A petition has been filed to change the name of ANTOINE DEMARKCO ALLEN to Antoine-DeMarKco: Allen.

The latest day by which an objection to the petition may be filed is February 2, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court  
Prince George's County, Maryland  
138665 (1-14)

**NOTICE**

IN THE MATTER OF:  
**ANGELA KAY ALLEN**

FOR THE CHANGE OF NAME TO:  
**Angela-Kay: Allen**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-17017**

A petition has been filed to change the name of ANGELA KAY ALLEN to Angela-Kay: Allen.

The latest day by which an objection to the petition may be filed is February 2, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court  
Prince George's County, Maryland  
138666 (1-14)

**LEGALS**

K. Alice Young, Esq.  
Nusinov Smith LLP  
6225 Smith Avenue Suite 200 B  
Baltimore, MD 21209  
410-554-3600

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DENISE MICHELLE PEARSON**

Notice is given that Cheryl B Fields, whose address is 25 Haboro Pl., Upper Marlboro, MD 20774, was on November 6, 2020 appointed Personal Representative of the estate of Denise Michelle Pearson who died on April 8, 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 6th 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.

**CHERYL B FIELDS**  
Personal Representative

**CERETA A. LEE**  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118470  
138649 (1-7,1-14,1-21)

**NEW CARROLLTON CHARTER AMENDMENT RESOLUTION 21-01**

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the City Council adopted Charter Amendment Resolution 21-01, a resolution 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 (the "Resolution") on January 6, 2021. The title of the Resolution, which constitutes a fair summary of the amendment of the City Charter, is as follows:

**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**

The Resolution will become effective on Thursday, February 25, 2021, subject to the provisions of Division II, Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before Tuesday, February 15, 2021. The Resolution shall be posted and available for inspection through February 15, 2021, at the City Municipal Center which is located at 6016 Princess Garden Parkway, New Carrollton, Maryland 20784.

Additionally, to obtain New Carrollton Charter Amendment Resolution 21-01 in its entirety contact Doug Barber, City Clerk at (301) 459-6100 or by email at [dbarber@newcarrolltonmd.gov](mailto:dbarber@newcarrolltonmd.gov).

The New Carrollton Charter Amendment Resolution 21-01 is also posted on the City of New Carrollton website: [newcarrolltonmd.gov/government/ordinances-and-resolutions](http://newcarrolltonmd.gov/government/ordinances-and-resolutions).

The City Council of New Carrollton  
138681 (1-14,1-21,1-28,2-4)

**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	Honda	Accord	1HGCM56374A124705
2000	Lexus	LS400	JT8BH28F1Y0180346
2016	Toyota	Corolla	2T1BURHE2GC665015
2005	Audi	A6	WAUDG74F75N056528
2007	Ford	Focus	1FAHP34N97W339925
2013	Nissan	Altima	1N4AL3AP4DC282730
2007	Infiniti	G35	JNKBV61E87M727539
138680			(1-14)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

**LAWRENCE E. RICE**  
5706 Huntland Road  
Temple Hills, MD 20748  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-12971**

Notice is hereby given this 29th day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5706 Huntland Road, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of January, 2021, 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 29th day of January, 2021. The report states the purchase price at the Foreclosure sale to be \$221,000.00.

**MAHASIN EL AMIN**  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
138637 (1-7,1-14,1-21)

**NOTICE**

IN THE MATTER OF:  
**Jorden Micah Medley**

FOR THE CHANGE OF NAME TO:  
**Jorden Micah Murphy**

**In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-19781**

A petition has been filed to change the name of (Minor Child(ren)) Jorden Micah Medley to Jorden Micah Murphy.

The latest day by which an objection to the petition may be filed is February 2, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
138663 (1-14)

**LEGALS**

**MECHANIC'S LIEN SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duval Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 01/29/2021. 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#9429, 2007 YAMAHA  
VIN# JYAVP19Y77A000271  
MJS COLLISION CENTER & AUTO REPAIR  
2801 WEST BELVEDERE AVE  
BALTIMORE

LOT#9499, 1981 CARVER 30' BOAT  
DL# 9208 W  
HIN# CDR000960281  
SKIPJACK COVER YACHTING RESORT AND MARINA  
150 SKIPJACK RD  
GEORGETOWN

LOT#9500, 1979 TROJAN 32' BOAT  
FL# 9722RP  
HIN# TRJ09933077832  
SKIPJACK COVER YACHTING RESORT AND MARINA  
150 SKIPJACK RD  
GEORGETOWN

LOT#9525, 1966 WESCO 25' BOAT  
MD# 57455  
NABBS CREEK MARINA  
864 NABBS CREEK RD  
GLEN BURNIE

LOT#9534, 2004 KIA  
VIN# KNALD124845033714  
FIVE STAR TRANSMISSIONS  
3 HARKO CT  
ESSEX

LOT#9536, 2003 LINCOLN  
VIN# 1LNHM81W83Y625806  
4915 COLLEGE AVE  
COLLEGE PARK

LOT#9558, 2006 NISSAN  
VIN# 1N6BA06B56N523800  
CORTEZ BUTLER  
11248 SAN DOMINGO RD  
MARDELLA SPRINGS

LOT#9574, 2014 BMW  
VIN# WBA5A5C53ED503963  
PIT STOP AUTOMOTIVE  
2212 RUSSELL ST  
BALTIMORE

LOT#9575, 2009 BUICK  
VIN# 5GAER23D49J129292  
OURISMAN CHEVROLET  
4400 BRANCH AVE  
MARLOW HEIGHTS

LOT#9577, 1983 SEA RAY 21' BOAT  
MD# 2184CE  
HIN# SER106M80983  
HARBORVIEW MARINE CENTER  
500 HARBORVIEW DR  
BALTIMORE

LOT#9578, 2001 DORAL 362' BOAT  
MD# 8142BH  
HIN# QJA01328J001  
HARBORVIEW MARINE CENTER  
500 HARBORVIEW DR  
BALTIMORE

LOT#9579, 2006 ACURA  
VIN# 19UUA66226A007370  
JOEVIC AUTO SERVICE  
1510 WHITELOCK ST  
BALTIMORE

LOT#9580, 2017 KIA  
VIN# 3KPFK475HE042318  
DARCARS KIA  
4700 BRANCH AVE  
MARLOW HEIGHTS

LOT#9581, 2016 KIA  
VIN# 5XXGW4L25G021629  
DARCARS KIA  
4700 BRANCH AVE  
MARLOW HEIGHTS

LOT#9582, 2011 KIA  
VIN# KNAGM4AD4B5007807  
DARCARS KIA  
4700 BRANCH AVE  
MARLOW HEIGHTS

LOT#9583, 2016 KIA  
VIN# KNAFX5A82G5627572  
DARCARS KIA  
4700 BRANCH AVE  
MARLOW HEIGHTS

LOT#9584, 2013 NISSAN  
VIN# JN8AF5M6D7226607  
SECURITY NISSAN  
1701 WOODLAWN DR  
BALTIMORE

LOT#9586, 1987 TROJAN 33' BOAT  
MD# 7588B  
HIN# TRJF009H687  
TURKEY POINT MARINA  
1107 TURKEY POINT RD  
EDGEWATER

LOT#9587, 2015 DODGE  
VIN# 2C4RDGBG7FR691802  
ALLSTAR AUTOMOTIVE  
127 2ND STREET  
LAUREL

LOT#9589, 1984 PRESENT 405' BOAT  
MD# 7961BC  
USCG# 674584  
HIN# PYZ00084M84A  
BOAT NAMED: MEANDERING MOGGIE  
HERRINGTON HARBOUR NORTH  
389 DEALE RD  
TRACEY'S LANDING

LOT#9590, 2007 MERCEDES  
VIN# WDDNG71X67A029289  
AFFORDABLE AUTOMOTIVE  
4704 RHODE ISLAND AVE  
HYATTSVILLE

LOT#9591, 2011 NISSAN  
VIN# JN8AF5M7B7020936  
SECURITY NISSAN  
1701 WOODLAWN DR  
BALTIMORE

LOT#9592, 2009 BMW  
VIN# WBAKA83599CY34515  
545 RITCHE RD  
CAPITOL HEIGHTS

LOT#9594, 2016 DODGE  
VIN# 3C4PDCAB6GT246522  
WALDORF DODGE/RAM  
2294 CRAIN HWY  
WALDORF

LOT#9595, 1998 HARLEY DAVIDSON  
VIN# 1HD1FRR18WY603855  
USED BIKE EMPORIUM INC  
7503 OLD TELEGRAPH RD  
HANOVER

LOT#9701, 2013 VOLKSWAGON  
VIN# 1VWBP7A35DC112865  
SIGNATURE COLLISION CENTER  
120 WEST CHURCH ST  
HAGERSTOWN

LOT#9708, 2005 RINKER 24' BOAT  
MD# 8483DA  
HIN# RNK79065D505  
NABBS CREEK MARINA  
864 NABBS CREEK RD  
GLEN BURNIE

LOT#9709, 1999 THUNDERBIRD/  
FORMULA 31' BOAT  
MD# 6237BZ  
USCG# 1092500  
BOAT NAMED: MISS MY MONEY  
NABBS CREEK MARINA  
864 NABBS CREEK RD  
GLEN BURNIE

LOT#9710, 1980 ALLMAND 307' BOAT  
USCG# 639062  
HIN# JAB53120M80A  
BOAT NAMED: MARIS STELLA  
MARYLAND MARINA  
3501 RED ROSE FARM RD  
MIDDLE RIVER

LOT#9711, 1967 MORGAN 34' BOAT  
MD# 4281AM  
MARYLAND MARINA  
3501 RED ROSE FARM RD  
MIDDLE RIVER

LOT#9712, 1993 SEA RAY 247' BOAT  
MD# 6006AZ  
HIN# SERA0838K293  
MARYLAND MARINA  
3501 RED ROSE FARM RD  
MIDDLE RIVER

LOT#9713, 2001 BAYLINER 188' BOAT  
MD# 9993BK  
HIN# BYD44CND101  
MARYLAND MARINA  
3501 RED ROSE FARM RD  
MIDDLE RIVER

LOT#9714, 2007 FORD E250  
VIN# 1FTNE24W77DA14756  
MT. PLEASANT AUTO REPAIR  
3501 MT PLEASANT RD  
UPPER MARLBORO

LOT#9715, 1988 SEA RAY 336' BOAT  
MD# 1786BK  
HIN# SERF9535D888  
BOHEMIA BAY YACHT HARBOUR  
1026 TOWN POINT RD  
CHESAPEAKE CITY

**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

138682 (1-14,1-21)

*The Prince George's  
Post*

**IT PAYS TO ADVERTISE!**

**Call Brenda Boice at**

**301-627-0900**







**LEGALS**

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

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

**17205 SUMMERWOOD LANE  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust from Thornell Johnson, dated April 30, 2007 and recorded in Liber 27874, Folio 726 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$558,714.00, and an original interest rate of 2.000%, 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 **FEBRUARY 2, 2021 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 \$74,000.00 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

138661 (1-14,1-21,1-28)

**PUBLIC HEARING via ZOOM**

**MAYOR AND CITY COUNCIL OF LAUREL  
MONDAY JANUARY 25, 2021 – 6:00 P.M.**  
LAUREL MUNICIPAL CENTER  
8103 SANDY SPRING ROAD  
LAUREL, MD 20707

**Text Amendment No. 257- Ordinance No. 1966:**

The Mayor and City Council of Laurel is seeking approval to amend the Unified Land Development Code definitions and use tables, area, yard and height regulations, accessory structures, bulk regulations, site plans, signage, fences, and walls sections. The proposed update is part of a comprehensive review and update of the City's zoning Code.

The Mayor and City Council Meetings can be viewed on Laurel TV, airing on Verizon FiOS Channel 12 and Comcast Channel 996 in (HD) and on Comcast 71 in (SD). For more information to attend or submit comments go to <https://www.cityoflaurel.org/clerk/meetings>

138635 (1-7,1-14,1-21)

**A SUMMARY OF HYATTSVILLE ORDINANCE 2020-07 – VOTE-BY-MAIL PROCESSING OF BALLOTS**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2020-07 – Vote-by-Mail Processing of Ballots on Monday, December 21, 2020. The title of the Ordinance which constitutes a fair summary, is as follows:

**An ordinance whereby the City Council amends Section 8-4, Article V, Chapter 8 of the Hyattsville Code to change the time for which the Board may begin to process ballots received before the closing of the polls on Election Day in an election that is conducted primarily by mail.**

The Ordinance is effective on January 10, 2021. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2020-06- Vote-by-Mail Processing of Ballots in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville  
138652 (1-7,1-14)

**The Prince George's Post**

**Early Publication Deadline—  
January 21, 2021 edition:**

All submissions must be received by  
**NOON, Friday, January 15, 2021**

**Questions? Call 301-627-0900  
or email [bboice@pgpost.com](mailto:bboice@pgpost.com)**

**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**

**9702 AVIS CT.  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated August 24, 2009, recorded in Liber 30963, Folio 286 and re-recorded in Liber 42056, Folio 194 among the Land Records of Prince George's County, MD, with an original principal balance of \$368,140.00, 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

**JANUARY 26, 2021 AT 11:10 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 \$37,000 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. 201623-5)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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  
[www.alexcooper.com](http://www.alexcooper.com)

138624 (1-7,1-14,1-21)

**Proudly Serving  
Prince George's County Since 1932**

**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**

**9216 STUART LA.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated June 27, 2008, recorded in Liber 29867, Folio 1 among the Land Records of Prince George's County, MD, with an original principal balance of \$218,225.00, 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

**JANUARY 26, 2021 AT 11:16 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 \$14,000 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. 333964-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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  
[www.alexcooper.com](http://www.alexcooper.com)

138630 (1-7,1-14,1-21)

**LEGALS**

**NOTICE TO CONTRACTORS**

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until January 28, 2021 at 12:00 p.m. local prevailing time for the following project:

**REHABILITATION OF BRIDGES NO. P-0160 BOWIE ROAD  
OVER TRIBUTARY TO PATUXENT RIVER AND  
P-0161 BOWIE ROAD OVER BEAR BRANCH  
934-H (D)**

2. **Contract Documents.** Contract documents are only available for download from eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM022134 at <https://emma.maryland.gov/page.aspx/en/rfp/request/browse/public>.

3. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>) The approximate quantities for major items of work involved are as follows:

QUANTITY	UNIT	DESCRIPTION
LS	1	CLEARING AND GRUBBING
LS	1	ENGINEER'S OFFICE TYPE B
LS	1	MAINTENANCE OF TRAFFIC CONSTRUCTION STAKEOUT
LS	1	MOBILIZATION
LS	1	MAINTENANCE OF STREAM
CF	150	SPALL REPAIR
SF	1670	CFRP WRAPPING
LS	1	NEAR SURFACE MOUNTED (NSM) CFRO SYSTEM
SF	23300	EPOXY PROTECTIVE COATING
SY	2680	SILANE CONCRETE PROTECTIVE COATING
LS	1	SEDIMENT REMOVAL
LS	1	NEAR SURFACE MOUNTED (NSM) CFRP SYSTEM
CY	420	HPLC CONCRETE PAVEMENT

4. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.06: Preparation and Submission of Bids. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address.

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

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

7. This is a Federal Aid Project. The prime contractor must do more than 50.1% of the work with their own organization.

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

9. An **optional** virtual Pre-Bid Conference will be held on January 14, 2021 at 11:00 a.m. local prevailing time, via Zoom at <https://zoom.us/j/95588389004?pwd=b2MzMIZhUmFVjYrZDRlRiQjRjZDZ09> Or join using meeting I.D.: 955 8838 9004 password 181767.

10. This project requires 20% DBE subcontracting.

By Authority of  
Angela D. Alsobrooks  
County Executive

138640 (1-7,1-14,1-21)

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 anytime 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: **01/27/2021**

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

**ALLEYCAT TOWING & RECOVERY**

**5110 BUCHANAN ST  
EDMONSTON, MD 20781  
301-864-0323**

2004	AUDI	A4	MD	1BP8532	WAULT68E44A108674
2010	CHEVROLET	TRAVERSE	WV	63X217	1GNLVFED8AS156300
2007	GMC	YUKON XL	MD	6DC9854	1GKFK66857J213426
2013	BUICK	MURANO	MD	1AY5736	1G4PR55K7D4134790
2001	CHEVROLET	TAHOE	DC	EP3992	1GNEC13T11R174852

**CHARLEY'S CRANE SERVICE**

**8913 OLD ARDMORE RD  
LANDOVER, MD 207850  
Phone: 301-773-7670**

2019	INFINITY	Q50	MD	9DZ1284	JN1EV7AP9KM519266
------	----------	-----	----	---------	-------------------

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

2004	NISSAN	MAXIMA	VA	UUZ8005	1N4BA41E04C851815
2004	BMW	745I	MD	5DZ0888	WBAGL63414DP71442
2008	CADILLAC	STS	VA	1G6DW67V780109106	1G6DW67V780109106
2008	HYUNDAI	SONATA	VA	USF4912	5NPET46C48F1395126
2013	CHEVROLET	EQUINOX	DC	FC7970	1GNALDEK8DZ119565
2001	FORD	F-150	TX	174410B	1FTRW08L11KE89535

**PAST & PRESENT TOWING & RECOVERY, INC.**

**7810 ACADEMY LANE  
LAUREL, MD 20707  
301-210-6222**

2001	MERCURY	GRAND MARQUIS	VA	USL4077	2MEFM75WX1X654851
1999	NISSAN	ALTIMA	VA	UKC5421	1N4DL01D9XC218771

138684 (1-14)

**THIS COULD BE YOUR AD!**

Call 301-627-0900  
for a quote.







**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**

**9105 25TH AVE.  
HYATTSVILLE A/R/T/A ADELPHI, MD 20783**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2005, recorded in Liber 23853, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$348,000.00, 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

**FEBRUARY 2, 2021 AT 11:10 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 \$29,000 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. 329576-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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  
[www.alexcooper.com](http://www.alexcooper.com)

138656 (1-14-1-21,1-28)

**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**

**1211 ADELINE WAY  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, 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

**FEBRUARY 2, 2021 AT 11:11 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 \$13,000 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. 322330-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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  
[www.alexcooper.com](http://www.alexcooper.com)

138657 (1-14-1-21,1-28)

**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**

**12818 ODENS BEQUEST DR.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006, recorded in Liber 26192, Folio 701 among the Land Records of Prince George's County, MD, with an original principal balance of \$999,999.00, 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

**FEBRUARY 2, 2021 AT 11:12 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 \$100,000 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. 340193-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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  
[www.alexcooper.com](http://www.alexcooper.com)

138658 (1-14-1-21,1-28)

**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**

**10605 GATOR CT.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated August 25, 2006, recorded in Liber 29840, Folio 671 among the Land Records of Prince George's County, MD, with an original principal balance of \$319,000.00, 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

**FEBRUARY 2, 2021 AT 11:14 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 \$17,000 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. 98804-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://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  
[www.alexcooper.com](http://www.alexcooper.com)

138659 (1-14-1-21,1-28)

**LEGALS**

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

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

**6608 LOUISE STREET  
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust from Walter Spencer Jr., dated June 29, 2007 and recorded in Liber 028281, Folio 0290 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$337,000.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **FEBRUARY 2, 2021 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 \$31,000.00 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](http://www.mid-atlanticauctioneers.com)

138670 (1-14-1-21,1-28)

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

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

**6913 GRENADA AVE  
OXON HILL, MARYLAND 20745**

By virtue of the power and authority contained in a Deed of Trust from Barbara Sabino aka Barbara L. Sabino, dated August 23, 2005, and recorded in Liber 23349 at folio 169 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

**FEBRUARY 2, 2021**

**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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42462)

**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

138671 (1-14-1-21,1-28)

**Subscribe to The Prince George's Post | Call (301) 627-0900 Today!**







**LEGALS**

E. Peter Melcavage II, Esq.  
621 Gayle Dr.  
Linthicum, MD 21090  
443-996-0506

John R Barr  
15300 Beaverbrook Court  
Silver Spring, MD 20906  
301-807-0139

Martin G. Oliverio, Esquire  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-383-1856

Henri C. deLozier, Jr., Esq.  
Helfrich & deLozier, LLC  
4000 Mitchellville Road, Suite 416  
Bowie, Maryland 20716  
301-262-1200

Shawn D. Bartley, Esq.  
Shawn D. Bartley and Associates,  
LLC  
8630 Fenton Street, Suite 917  
Silver Spring, MD 20910  
301-741-4124

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

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

**REGULAR SESSION**

**JANUARY 26, 2021**

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

**TRANSFER**

Dinesh Malhotra, Managing Member, for a Class A, Beer, Wine and Liquor for the use of Sunrise American, LLC, *t/a Zach Liquors*, 6519 Annapolis Road, Hyattsville, 20784, transfer from Yaani, LLC, *t/a Zach Liquors*, Sushilaben Patel, Managing Member/Authorized Person.

Jin Park, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Cobran, Inc., *t/a Silver Hill Liquors*, 4519 Silver Hill Road, Suitland, 20746, transfer from HP Beverages, Inc., *t/a Silver Hill Liquors*, Tamara Guerrero, Secretary, Baljit Singh, President/Treasurer.

Kajal C. Makwana, Member/Authorized Person, for a Class B+, Beer, Wine and Liquor for the use of Govind Krupa, LLC, *t/a Sunnybrook Tavern*, 9001 Livingston Road, Fort Washington, 20744, transfer from Mac-Jim, Inc., *t/a Sunnybrook Tavern*, JoAnn Nutter, President/Secretary/Treasurer.

Peter Siegel, Managing Member, Sandy Patterson, Member, for a Class B(AE), Beer, Wine and Liquor for the use of Gateway Food Hall, LLC, *t/a miXt*, 3809 Rhode Island Avenue, Brentwood, 20722, transfer from Local Integration, LLC, *t/a Community Cocktail*, April Richardson, Member.

Un Jin Shin, President/Treasurer, Jenny J. Kim, Vice President/Secretary, for a Class D, Beer and Wine for the use of S & K Enterprises, Inc., *t/a Dodge City Market*, 7409 Marlboro Pike, District Heights, 20747, transfer from Hee Woon, Inc., *t/a Dodge City Market*, Donald Lee Dent, President/Secretary/Treasurer, Do Ok Park, Vice President

**NEW – CLASS B, BEER,  
WINE & LIQUOR**

Luis R. Villatoro, President, Issac I. Ventura, Secretary/Treasurer, George A. Ramirez-Marquina, Vice President, for a Class B, Beer, Wine and Liquor for the use of Sabor Latino Restaurant, Inc., *t/a Sabor Latino*, 2338 University Blvd East, Hyattsville, 20783.

Stephen Salis, CEO, for a Class B, Beer, Wine and Liquor for the use of 5504 Baltimore Avenue Pig, LLC, *t/a Federalist Pig*, 5504 Baltimore Avenue, Hyattsville, 20781.

Jemima Ablorh, Member, for a Class B, Beer, Wine and Liquor for the use of Aroma Restaurant & Lounge, LLC, *t/a Aroma Ultra Lounge*, 4000 Town Center Blvd, Bowie, 20716.

Kai Tang, President, Men W. Wang, Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Urban Crab Shack 1, Inc., *t/a Urban Crab Shack*, 15810 A Crain Highway, Brandywine, 20613.

**A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, January 26, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
January 4, 2021

138672 (1-14-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES WILSON JONES**

Notice is given that Lena Joann Kuntz, whose address is 201 E. Monroe Avenue, Warsaw, VA 22572, was on October 19, 2020 appointed Personal Representative of the estate of James Wilson Jones who died on August 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 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.

**LENA JOANN KUNTZ**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118385  
138648 (1-7,1-14,1-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MANFORD BUDDY JONES III**

Notice is given that Linda V Ware, whose address is 3201 Buchanan Street, Mt. Rainier, MD 20712, was on December 10, 2020 appointed Personal Representative of the estate of Manford Buddy Jones III who died on June 5, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of June, 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.

**LINDA V WARE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 115649  
138619 (12-31,1-7,1-14)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CAROL LYNN KOSSUTH**

Notice is given that Donald T Kossuth, whose address is 22 Ridge Road, Apt 211, Greenbelt, MD 20770, was on December 18, 2020 appointed Personal Representative of the estate of Carol Lynn Kossuth, who died on November 13, 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 18th day of June, 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.

**DONALD T KOSSUTH**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118983  
138642 (1-7,1-14,1-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DINA J. LOUVIS**

Notice is given that Robert Roger Reeser, whose address is 6100 Westchester Park Drive, Unit 1709, College Park, MD 20740, was on November 13, 2020 appointed Personal Representative of the estate of Dina J. Louvis, who died on October 17, 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 13th 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.

**ROBERT ROGER REESER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118787  
138645 (1-7,1-14,1-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALEX TRAVIS, SR.**

Notice is given that Alex Leon Travis, Jr., whose address is 1309 Pickering Circle, Upper Marlboro, MD 20774, was on December 18, 2020 appointed Personal Representative of the estate of Alex Travis, Sr., who died on September 23, 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 18th day of June, 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.

**ALEX LEON TRAVIS, JR.**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118800  
138646 (1-7,1-14,1-21)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on February 25, 2021 and will be heard on April 27, 2021. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 80, 17 BL 81, 17 BL 82

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

A virtual hearing will be held via Zoom on Wednesday, February 3, 2021 at 7:00 p.m. and February 10, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
December 21, 2020

138673 (1-14-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOY IRENE DALE**

Notice is given that David P. Ogdan, whose address is 9207 48th Avenue, College Park, MD 20740 and Neil R. P. Ogdan, whose address is 9115 Providence Avenue, Silver Spring, MD 20901, was on September 4, 2020 appointed Co-Personal Representatives of the estate of Joy Irene Dale, who died on May 27, 2020 without a will.

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

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

**DAVID P. OGDEN  
NEIL R. P. OGDEN**  
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. 117293  
138647 (1-7,1-14,1-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RENE OVANDO SANABRIA**

Notice is given that Martha Ovando Reyes, whose address is 3921 Howard Street, Annandale, VA 22003, was on December 14, 2020 appointed Personal Representative of the estate of Rene Ovando Sanabria, who died on August 23, 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 shall file their objections with the Register of Wills on or before the 14th day of June, 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.

**MARTHA OVANDO REYES**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118686  
138643 (1-7,1-14,1-21)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**THOMAS R SCANLAN**

Notice is given that John T Scanlan, whose address is 1 Dunstable Road, Cambridge, MA 02138, was on December 3, 2020 appointed Personal Representative of the estate of Thomas R Scanlan who died on March 16, 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 3rd day of June, 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 T SCANLAN**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 118797  
138650 (1-7,1-14,1-21)

**LEGAL NOTICE  
CITY OF BOWIE, MD**

Ordinance O-8-20 Amending Chapter 5, "Building and Property Maintenance", of the City of Bowie Code, Article II, "Housing and Property Maintenance Code", Section 5-9, "Licensing and Inspection of Rental Dwellings", to Require a Property Owner to Obtain a Rental License for Any Dwelling or Part Thereof That He or She Rents, Including Dwellings Rented to Family Members and Below Grade Rental Rooms, and Without Regard to the Length of Stay by Any Tenant or Group of Tenants.

**LEGAL NOTICE  
CITY OF BOWIE, MD**

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on January 4, 2021.

**ALFRED D. LOTT**  
City Manager

138662 (1-14)

**NOTICE  
IN THE MATTER OF:  
Auriane Ntahomvukiye Isis**

FOR THE CHANGE OF  
NAME TO:  
**Auriane Itangishaka**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-19722**

A petition has been filed to change the name of Auriane Ntahomvukiye Isis to Auriane Itangishaka.

The latest day by which an objection to the petition may be filed is February 2, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court for  
Prince George's County, Maryland

138664 (1-14)

**NOTICE  
IN THE MATTER OF:  
Mendy-Keyla Alinegnon Tossou**

FOR THE CHANGE OF  
NAME TO:  
**Mendy-Keyla Alinegnon Moh-Ello**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-13849**

A petition has been filed to change the name of Mendy-Keyla Alinegnon Tossou to Mendy-Keyla Alinegnon Moh-Ello.

The latest day by which an objection to the petition may be filed is February 2, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court for  
Prince George's County, Maryland

138667 (1-14)

**NOTICE  
IN THE MATTER OF:  
Angela Marie Moore Parmley**

FOR THE CHANGE OF  
NAME TO:  
**Angela Marie Moore**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-40467**

A petition has been filed to change the name of Angela Marie Moore Parmley to Angela Marie Moore.

The latest day by which an objection to the petition may be filed is February 2, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court for  
Prince George's County, Maryland

138668 (1-14)

**NOTICE  
IN THE MATTER OF:  
Renee' Maria Shan-Shepherd**

FOR THE CHANGE OF  
NAME TO:  
**Renee' Maria Shepherd**

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 20-19899**

A petition has been filed to change the name of Renee' Maria Shan-Shepherd to Renee' Maria Shepherd.

The latest day by which an objection to the petition may be filed is February 9, 2021.

**Mahasin El Amin**  
Clerk of the Circuit Court for  
Prince George's County







# The Prince George's Post

*Your Newspaper of Legal Record*

**Call (301) 627-0900**

**or**

**Fax (301) 627-6260**

*We are all in this  
together!*

*Proudly Serving Prince George's County Since 1932*