

LEGALS

Mitchell I. Alkon, Esquire
Alkon Law LLC
6110 Executive Blvd Ste 300
Rockville, MD 20852
240-290-0913

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JENNIE V. WARD

Notice is given that Debra Arrington, whose address is 5001 Woodhill Drive, Landover, MD 20783, was on May 9, 2023 appointed Personal Representative of the estate of Jennie V. Ward, who died on March 22, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of November, 2023.

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

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

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

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

DEBRA ARRINGTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129207
144611 (5-18,5-25,6-1)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
Kyle Blackstone
Kathleen Young

1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Amadou Camara

AND

Beatrice Camara

12408 Keynote Lane
Bowie, MD 20715

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-00053**

Notice is hereby given this 17th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 19th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$375,000.00. The property sold herein is known as 12408 Keynote Lane, Bowie, MD 20715.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144628 (5-25,6-1,6-8)

IN THE GENERAL COURT OF JUSTICE SUPERIOR COURT DIVISION BEFORE THE CLERK NORTH CAROLINA CABARRUS COUNTY FILE NO. 13 E 1012

ANDREW D. PHILLIPS
ADMINISTRATOR OF THE ESTATE OF
CHARLES F. DOUGLAS,
Petitioner,
vs.

JOANN H. DOUGLAS,
Respondent.

NOTICE OF SERVICE OF PROCESS BY PUBLICATION

TO THE FOLLOWING PERSONS:

TAKE NOTE that a PETITION FOR POSSESSION AND RECOVERY OF PROPERTY BELONGING TO THE ESTATE against you has been filed in the above-styled Special Proceeding. The nature of the proceeding being sought is as follows: Recovery of certain property owned by the decedent at the time of his death, which is believed to be in the possession of the named respondent.

You are required to make defense to such pleadings no later than 40 days from the first publication of this notice and your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the 12th day of May, 2023.

Andrew D. Phillips,
NC State Bar # 46323
Kraus & Phillips, PLLC
285 Church St. N
Concord, NC 28025
(704) 707-4224 telephone
704-943-9166 Facsimile

144615 (5-18,5-25,6-1)

LEGALS

Jacob Deaven, Esquire
Parker, Simon, & Kokolis, LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
301-656-5775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA DIANE SMITH

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on May 17, 2023 appointed personal representative of the small estate of Linda Diane Smith, who died on August 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 claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 121361

144669 (6-1)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRIETTA HANEY

Notice is given that Irene Jackson, whose address is 3800 38th Ave Apt#1, Brentwood, MD 20722, was on May 5, 2023 appointed Personal Representative of the estate of Henrietta Haney, who died on April 6, 2023 without a will.

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

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

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

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

IRENE JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129128

144612 (5-18,5-25,6-1)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY HELENA PENDERGRAPH

Notice is given that Charles Smith, whose address is 11604 35th Place, Beltsville, MD 20705, was on May 19, 2023 appointed Personal Representative of the estate of Mary Helena Pendergraph, who died on January 12, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of November, 2023.

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

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

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

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

CHARLES SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129233

144675 (6-1,6-8,6-15)

LEGALS

Joshua I. Bienstock Esq
401 E Jefferson St, Suite 208
Rockville, MD 20850
301-251-1600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD DEE GOODRICH

Notice is given that Raisal Goodrich, whose address is 11378 Cherry Hill Road #104, Beltsville, MD 20705, was on May 9, 2023 appointed Personal Representative of the estate of Richard Dee Goodrich, who died on February 19, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of November, 2023.

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

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

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

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

RAISA GOODRICH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128489

144610 (5-18,5-25,6-1)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
REGULAR SESSION

JUNE 7, 2023

1. t/a El Rinconcito Restaurant & Carryout – Azeb Mesfin, Managing Member, Ana Rosa, Managing Member for a Class B, Beer, Wine, and Liquor for the use of El Rinconcito Restaurant Carryout, LLC, t/a El Rinconcito Restaurant & Carryout, 7443 Annapolis Road, Landover Hills, Maryland 20784. The Board will review the establishment's conduct for the last six (6) months and determine how to proceed with the provisional SEP – Represented by Linda Carter, Esquire.

2. t/a Rincon Escondido Deli Bar and Restaurant, Esmeralda Olmos Rosa, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of Rinco Escondido Deli Bar and Restaurant, LLC, t/a Rincon Escondido Deli Bar and Restaurant, 5701 Columbia Park Road, Cheverly, Maryland 20785. – Request for a Special Entertainment Permit.

3. t/a Drinx Market, Vera Nikolaeva, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor for the use of Triangle Liquors, Inc., 1409 Ritchie Marlboro Road, Capitol Heights, Maryland 20743. Request for a Delivery Permit.

4. t/a Tubby's, Mihir B. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Somnath Corp., 5701 Sandy Springs Road, Laurel, Maryland 20707 Request for a Delivery Permit.

5. t/a Zheng's Restaurant, Ming Xi Lu, Vice President, Yang Jian Lu, President for a Class D(R), Beer for the use of Lizhang, Inc, 6019 66th Avenue, Riverdale Park, Maryland 20737. – Request for an Alcoholic Beverage Conversion.

6. t/a Woodyard Market, 2023-2024 Renewal Protest. Represented by Vinayak Saxena, Esquire.

7. Beatrice A. Mananga, Managing Member, t/a Kitchen Near You, 5321 Ager Road Hyattsville, Maryland 20782, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County. To wit; on or about Wednesday, March 8, 2023, at approximately 7:30 p.m., Inspectors Bagby, Hamilton and Pascual of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 5321 Ager Road, Hyattsville, MD. Inspector Hamilton observed a box of Champagne Moet dated November 2021, with a label with a

LEGALS

different establishment's name. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

8. Paulos Araya, President, t/a Peoples Convenience Store, 4025 Silver Hill Road Silver Hill, Maryland 20746, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of 4-604. Grounds for revocation or suspension. (b) (8) on-premises possession of an alcoholic beverage that a licensee holder is not licensed to sell of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. NO. 6 - Drinking or Possession of Alcoholic Beverages not Authorized Under License of the Rules and Regulations for Prince George's County. To wit; on Wednesday, March 22, 2023, at approximately 5:30PM, Inspector Price entered Peoples Convenience Store located at 4025 Silver Hill Road, Silver Hill MD 20707, and observed 63 bottles of wine containing 16% of alcohol which for this license is only authorized to sell 15.5% or lower. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

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

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 19, 2023

144643 (5-25,6-1)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

ARTHUR J. BROWN
5606 Lansing Drive
Temple Hills, MD 20748
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-00059**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5606 Lansing Drive, 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 5th day of June, 2023, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$315,000.00.

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

144596 (5-18,5-25,6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

BERNARD R. SAVOY AKA
BERNARD SAVOY
ARLENE H. SAVOY AKA
ARLENE SAVOY (DECEASED)
3210 Brinkley Road
Unit #3
Temple Hills, MD 20748
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-00079**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3210 Brinkley Road, Unit #3, 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 5th day of June, 2023, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$128,000.00.

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

144587 (5-18,5-25,6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

HUGH MILLER JOHNSON
14310 Hampshire Hall Court
Unit 906 and Garage Unit G-906
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-14737**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14310 Hampshire Hall Court, Unit 906 and Garage Unit G-906, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, 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 9th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$237,862.00.

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

144598 (5-18,5-25,6-1)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

MARIA ROSE REID
GLEN ROY REID
7201 Glen Pine Street
Glenn Dale, MD 20769
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 16-37220**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7201 Glen Pine Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, 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 9th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$554,000.00.

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

144597 (5-18,5-25,6-1)

LEGALS

ORDER OF PUBLICATION BY POSTING

TSAFREYAH PATTERSON
Plaintiff,

v.

ROBERT DANIEL YOUNG
Defendant

**In the Circuit Court for
Prince George's County, Maryland
Case No.: CAS 22-09765**

The verified MOTION TO ENROLL A FOREIGN JUDGMENT AND MOTION TO ENFORCE CHILD SUPPORT AND FOR CONTEMPT having come before this Court, and having been read and considered, it is this 23rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in this county/city.

ORDERED, by the Circuit Court for Prince George's County, Maryland that any interested party on or before the 22nd day of June, 2023, file an affidavit of opposition to show cause why this MOTION TO ENROLL A FOREIGN JUDGMENT AND MOTION TO ENFORCE CHILD SUPPORT AND FOR CONTEMPT should not be granted.

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to the Defendant's last known address, if known, a copy of the signed Order of Publication at least thirty (30) days prior to the response dated in said Order; and it is further

ORDERED, THAT DEFENDANT, ROBERT DANIEL YOUNG, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER, RESPONSE, OR OTHER DEFENSE ON OR BEFORE THE 22ND DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT

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

True Copy—Test:
Mahasin El Amin, Clerk
144654 (5-25,6-1,6-8)

ADVERTISE!

in

The Prince George's Post

Call Today

301-627-0900

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.
Antwan D. Jordan
9605 Tellico Place
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF18-07840**

Notice is hereby given this 26th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$485,500.00. The property sold herein is known as 9605 Tellico Place, Clinton, MD 20735.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144682 (6-1,6-8,6-15)

**ORDER OF PUBLICATION
BY POSTING**

QUEENETH CHUKUNDAH
Plaintiff,
vs.
JOHNSON CHUKUNDAH
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-000425**

ORDERED, ON THIS 26th day of May, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, JOHNSON CHUKUNDAH, is hereby notified that the Plaintiff, has filed an AMENDED COMPLAINT FOR ABSOLUTE DIVORCE naming them as the defendant and seeking the divorce on the grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 11713 BASSWOOD DR, LAUREL MD, 20708, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JOHNSON CHUKUNDAH, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 25th day of June, 2023, and it is further;

ORDERED that the DEFENDANT, JOHNSON CHUKUNDAH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144680 (6-1,6-8,6-15)

NOTICE

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

Rebecca V Proctor
3225 Chester Grove Road
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000217**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$138,000.00. The property sold herein is known as 3225 Chester Grove Road, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144599 (5-18,5-25,6-1)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.

Larry Goodwyn
13001 Forest Drive
Bowie, MD 20715
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF22-00462**

Notice is hereby given this 26th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$541,000.00. The property sold herein is known as 13001 Forest Drive, Bowie, MD 20715.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144683 (6-1,6-8,6-15)

**ORDER OF PUBLICATION
BY POSTING**

MAURICE J WILKINS
Plaintiff,
vs.
IVY FRANCES POWELL
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-000985**

ORDERED, ON THIS 26th day of May, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, IVY FRANCES POWELL, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming them as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is LARGO, MARYLAND 20774, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, IVY FRANCES POWELL, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 25th day of June, 2023, and it is further;

ORDERED that the DEFENDANT, IVY FRANCES POWELL, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144681 (6-1,6-8,6-15)

NOTICE

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

Ariel Henson
2402 Lakehurst Avenue
District Heights, MD 20747
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-22-001212**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$200,000.00. The property sold herein is known as 2402 Lakehurst Avenue, District Heights, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144600 (5-18,5-25,6-1)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLOS LONELL JOHNSON

Notice is given that Cynthia Johnson, whose address is 3600 Antone Ter, Forestville, MD 20747, was on May 23, 2023 appointed personal representative of the small estate of Carlos Lonell Johnson, who died on March 29, 2023 without a will.

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

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

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

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

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

CYNTHIA JOHNSON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129387
144668 (6-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JESSE H COLBERT

Notice is given that Yvonne M Colbert, whose address is 2920 November Court, Bowie, MD 20716, was on March 14, 2023 appointed Personal Representative of the estate of Jesse H Colbert who died on February 18, 2023 with a will.

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

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

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

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

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

YVONNE M COLBERT
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128377
144671 (6-1,6-8,6-15)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Maricruz White and
Jamel White
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF22-07972**

ORDERED, this 25th day of May, 2023, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6016 Purdin Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of June, 2023, next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of June, 2023, next.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144663 (6-1,6-8,6-15)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WAYNE GARFIELD OTTEY

Notice is given that Lenamarie Ottey, whose address is 815 Indian Wells Court, Bowie, MD 20721, was on May 15, 2023 appointed personal representative of the small estate of Wayne Garfield Ottey, who died on December 8, 2022 without a will.

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

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

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

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

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

MARIALIS ZMUDA
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126669
144664 (6-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BERTHA VIRGINIA JORDAN

Notice is given that Nancy Holt, whose address is 4214 Farmers Place, Fort Washington, MD 20744, was on May 24, 2023 appointed personal representative of the small estate of Bertha Virginia Jordan who died on June 26, 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 claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

- (1) Six months from the date of the decedent's death; or
- (2) 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.

NANCY HOLT
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127806
144665 (6-1)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Ian K Plange Vroom and
Diana Oppong
Defendants

**IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. C-16-CV-22-001069**

ORDERED, this 9th day of May, 2023, by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 11402 Running Bear Court, Beltsville, Maryland 20705 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of June, 2023, next.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144584 (5-18,5-25,6-1)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GERARD A LUTTY

Notice is given that Marialis Zmuda, whose address is 4113 Gallatin Street, Hyattsville, MD 20781, was on May 3, 2023 appointed personal representative of the small estate of Gerard A Luty who died on November 28, 2021 with a will.

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

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

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

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

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

HELENA JOHNSON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128031
144667 (6-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHIRLEY Y BELL

Notice is given that Lloyd Francis Hart, whose address is 6304 Merna Lane, Lanham, MD 20706, was on May 16, 2023 appointed Personal Representative of the estate of Shirley Y Bell who died on May 7, 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 claims against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

LLOYD FRANCIS HART
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120452
144673 (6-1,6-8,6-15)

NOTICE

KEVIN WHITE
Plaintiff
vs.
CRYSTAL WHITE
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-05839**

NOTICE IS HEREBY given this 10th day of May, 2023, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 11006 Spring Forest Way, Fort Washington, MD 20744 made and reported by Abigail Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 12th day of June, 2023. PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 12th day of June, 2023. THE REPORT STATES the amount of sale to be Six Hundred Sixty Thousand Dollars and No Cents (\$660,000.00).

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144603 (5-18,5-25,6-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**ELLA FREEMAN
AKA: ELLA MAE FREEMAN**

Notice is given that Helena Johnson, whose address is 1914 Iverson Street, Temple Hills, MD 20748, was on May 17, 2023 appointed personal representative of the small estate of Ella Freeman AKA: Ella Mae Freeman, who died on December 28, 2022 without a will.

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

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

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

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

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

HELENA JOHNSON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128031
144667 (6-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHIRLEY G FARKAS

Notice is given that Terrance D Williams, whose address is 3107 Lassie Avenue, Suitland, MD 20746, was on May 22, 2023 appointed Personal Representative of the estate of Shirley G Farkas, who died on May 26, 2022 without a will.

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

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

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

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

TERRANCE D WILLIAMS
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125493
144677 (6-1,6-8,6-15)

NOTICE OF SALE (NiS)

MARK H. WITTSTADT
JUSTIN T. HOY
Substitute Trustees
1966 Greenspring Dr, Ste LL2
Lutherville-Timonium, Maryland
21093
Plaintiff
v.
Ivan E. Collazo-Nunez
Natalie F. Rayner
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-15556**

Notice is hereby given this 16th day of May, 2023, by the Circuit Court of Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified, unless cause to the contrary thereof be shown on or before the 16th day of June, 2023.

The Report of Sale states the amount of the Foreclosure Sale price to be \$139,000.00. The property sold herein is known as 3910 Oneida Place, Hyattsville, MD 20782.

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 13, 2023

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

1:30 P.M.

Notice is hereby given that on Tuesday, June 13, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-045-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND (“HITF”) FOR HOUSING AND COMMUNITY for the purpose of committing and allocating the amount of three million, five hundred dollars (\$3,500,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the Park Place at Addison Park project, and eligible activity, for gap financing of new affordable housing construction.

CR-046-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program funds to the Cottage City Towers project, an eligible activity, for gap financing necessary for the preservation of affordable housing.

CR-047-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND (“HITF”) FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of three million dollars (\$3,000,000) in Prince George’s County Housing Investment Trust Fund (“HITF”) Program to the 210 on the Park project, an eligible activity, for gap financing of new affordable housing construction.

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

144646 (5-23-6-1)

LEGALS

**TOWN OF COTTAGE CITY, MARYLAND
Request for Proposals
Auditing Services**

The Town of Cottage City, Maryland is requesting proposals for independent auditing services from Certified Public Accounting firms to perform an audit of the financial statements of the Town of Cottage City, Maryland for the fiscal years ending June 30, 2023, 2024, and 2025.

Bidders must be qualified to bid in the State in accordance with the State Finance and Procurement Article of the Annotated Code of Maryland.

Two copies of submittals must be enclosed in a sealed envelope marked “Auditing Services Proposal” to the Town of Cottage City, Attn: Carol Richardson, Town Manager, 3820 40th Ave, Cottage City, MD 20722 by 4:00 p.m., Tuesday, June 12, 2023. The Town Commission will evaluate the submittals and the award of the contract will be made at the June 14, 2023, Town Hall meeting.

The Town reserves the right to reject all bids in part or full and to waive any technicalities or informalities as may best serve the interests of the Town.

The full text of the RFP is available on the website for the Town of Cottage City at www.cottagecitymd.gov

Carol Richardson, Town Manager

144616 (5-18,5-25,6-1,6-8)

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

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

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

You must reclaim these vehicles by: 6/14/2023.

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

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

2009 MERCEDES-BENZ GL450	MD	A264701	4JGBF71E09A477511
2005 CHEVROLET SILVERADO	DC	GN9856	1GCEC19X35Z296508
2007 HYUNDAI SONATA	MD	5EN0087	5NPEU46F07H183121

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

2000 OLDSMOBILE SILHOUETTE	VA	UNF3379	1GHDX13EXYD184937
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PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2007 CHEVROLET Z71	MD	7DC5242	2GCEK19B771107796
2001 FORD FOCUS	VA	UEN9636	1FAFP34351W229922

144684 (6-1)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 13, 2023

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

1:30 P.M.

Notice is hereby given that on Tuesday, June 13, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-042-2023 (DR 2) – AN ACT CONCERNING PRINCE GEORGE’S COUNTY SENIOR HOUSING ASSISTANCE PILOT PROGRAM ACT OF 2023 for the purpose of creating the Prince George’s County Senior Housing Assistance Pilot Program; creating the Prince George’s County Senior Housing Assistance Pilot Program Fund; providing for certain implementation, regulation and reporting; providing financial residential rental assistance to Prince George’s County senior residents based on AMI level; providing residential mortgage payment assistance to Prince George’s County senior residents based on AMI level; providing for County residential real property tax payment assistance based on AMI level; providing for the application for County residential rental assistance, residential mortgage payment assistance, and County residential real property tax assistance; providing for certain eligibility criteria; providing for certain limitations; providing for a certain evaluation; and generally providing for senior housing assistance.

CB-049-2023 (DR 2) – AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2023 Budget.

CB-057-2023 – AN ACT CONCERNING AMENDMENT OF THE COLLECTIVE BARGAINING AGREEMENT COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES, AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) (AFSCME 241) for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and Council 67, American Federation of State, County and Municipal Employees, AFL-CIO, and its affiliated Local 241 (School Crossing Guards) (AFSCME 241) to correct the wage rates posted in Attachment C - Scheduled Pay Rate charts of the Collective Bargaining Agreement enacted by CB-54-2022.

CB-059-2023 – AN ACT CONCERNING AMENDMENT OF THE COLLECTIVE BARGAINING AGREEMENT COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to correct the effective date of the Fiscal Year 2023 Cost of Living Adjustment (COLA) under Attachment A - Schedule of Pay Grades.

CB-060-2023 – AN ACT CONCERNING AMENDMENT OF THE COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (PGCOA) (CORRECTIONAL OFFICERS) for the purpose of amending the labor agreement by and between Prince George’s Correctional Officers’ Association, Inc. to correct the effective date of the Fiscal Year 2023 Cost of Living Adjustment (COLA) under Attachment B - Schedule of Pay Grades.

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Thomas E. Dernoga, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

144678 (6-1,6-8)

The Redevelopment Authority of Prince George’s County Announces \$200,000 Available in Community Impact Grants for County Community-based Organizations

The Redevelopment Authority of Prince George’s County has \$200,000 in Community Impact Grants to award to county civic/neighborhood associations or community-based organizations that are incorporated as 501(c)3 entities. Community Impact Grants provide small capital grants to community-based organizations to help implement innovative projects within the County. Eligible applicants must be located within Prince George’s County and be in good standing with the State of Maryland. The application submission deadline is **June 30, 2023, by 12:00pm EST**.

Grants must be used for capital purposes such as the purchase of equipment and materials. Grants cannot be used for operations, program costs, salaries, or personnel. Proposed projects can include:

- Streetscape, street furniture, pedestrian enhancements, and recreational improvements.
- Signage, banners, and wayfinding systems.
- Commercial façade improvements; and more.

Grants can only be used for capital expenses related to the implementation of a community-based project.

Total funding for FY 2023 for this program will not exceed \$200,000 and the maximum grant amount is \$25,000. Successful applicants shall have up to one year from the date of the executed grant agreement to complete the project and expend the grant funds. The Community Impact Grant Program requires a match from non-Prince George’s County Government sources, which can include both in-kind and cash contributions.

Applications for the CIG 2023 will open on Thursday, June 1, 2023, and must be received by Friday, June 30, 2023, 12:00 pm. For more information, contact Andrea Anderson at ADAnderson@co.pg.md.us or visit the Redevelopment Authority website at:

<https://www.princegeorgescountymd.gov/3535/Community-Impact-Grants>

144679 (6-1,6-8)

PUBLIC NOTICE

AT&T proposes to modify their existing facility (new antenna tip heights 92.5’, 96’, 104.5’, & 108’) on the 102’ building at 5900 Princess Garden Parkway, Lanham, MD (20230289). Interested parties may contact Scott Horn (856-809-1202; 1012 Industrial Dr., West Berlin, NJ 08091) with comments regarding potential effects on historic properties.

144660 (6-1)

LEGALS

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

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

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

You must reclaim these vehicles by: 06/14/2023.

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

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

2018 TOYOTA RAV4	MD	T1055980	JTMBFREV5JJ736735
2008 THOMAS BUILT HDX	VA	UMZ9779	117YN4A2481104298
2011 CHEVROLET CRUZE	FL	CKY85	1G1PC55HXB7165384
2003 HONDA CRV			SHSRD68403U101222
1977 FORD 250 SERIES	VA	XCC2243	F26HEHY04386

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

2016 FORD MUSTANG	DC	FM4519	1FA6P8AM4G5214255
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JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739

2007 CADILLAC CTS			1G6DP577270119632
2012 NISSAN JUKE	MD	3FB6033	JN8AF5MV9CT109246
2015 JEEP PATRIOT	MD	3EX7816	1C4NJPFAXFD170895
2000 TOYOTA CAMRY			JT2BG28KXY0434887
1997 TOYOTA AVALON	VA	78280Y	4T1BF12B0VU135874
2021 WELLS CARGO TRAILER	MD	290185X	1WC200G26M1051015
2003 BMW X5	MD	A286334	5UXFA53553LV75093

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

2011 CHEVROLET CAMARO			2G1FA1ED0B9212617
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144685 (6-1)

LEGALS

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

A Public Hearing for Ordinance O-7-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023, as Embodied in Ordinance O-1-22, and Amended by Ordinances O-5-22 and O-6-23, to Appropriate Funds for Planning, Design, Engineering, and Permitting Services for the City’s New Single Sheet Ice Arena is scheduled to be held at 8:00 p.m., Monday, June 5, 2023. Those wishing to provide testimony/ comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/ comments to cityclerk@cityof-bowie.org. Deadline for submittal of written testimony/ comments is 7:00 p.m., Monday, June 5, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

144647 (6-1)

The Prince George’s Post

*Serving Prince George’s
County*

Call 301-627-0900 or

Fax 301-627-6260

LEGALS

McNAMEE, HOSEA, P.A.
6404 Ivy Lane, Suite 820
Greenbelt, Maryland 20770
(301) 441-2420 Telephone

SALE OF VALUABLE REAL ESTATE

8955 E. Edmonston Road, Bldg 2, Unit 27, Greenbelt MD 20770

Pursuant to Md. Code, Real Property, §§11-110 and 14-201 *et. seq.*, and Md. R. 14-201, *et. seq.* (the "Contract Lien Act") and the Statement of Condominium Lien recorded on February 3, 2022 in favor of Greenbelt Professional Center, A Condominium (the "Lienholder") among the land records of Prince George's County, Maryland at Liber 47056 and Folio 278 (the "Condominium Lien") and by virtue of the power of sale provided in the Contract Lien Act, the Lienholder's authorized agents, Brent M. Ahalt, Esq. and C. Ryan Cohill, Esq. (the "Authorized Sale Agents"), by virtue of the power granted to them by way of Section 14-204(a) of the Contract Lien Act and as a result of the Condominium Lien, will sell the property commonly known as 8955 E. Edmonston Road, Bldg 2, Unit 27, Greenbelt MD 20770 at public auction to be held at the Circuit Court for Prince George's County, Maryland located at 14735 Main St, Upper Marlboro, MD 20772, on:

JUNE 6, 2023 AT 10:35 AM

Such property is further described as:

All the real property located in Prince George's County, Maryland (the "Property"), being more particularly described as follows:

All that property situate in Prince George's County, State of Maryland described as: **Building # 2**

Unit numbered Twenty-seven (27) in a condominium known as "Phase two, Greenbelt Professional Center" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 128 at Plats 10 and 11; being in the 21st Election District.

By deed dated August 26, 1999 and recorded February 28, 2000 among the Land Records of Prince George's County, Maryland in Liber 13660 at Folio 336.

The Property will be sold in "as is" condition, subject to any and all covenants, conditions, restrictions, existing leases, easements, rights of redemption and other encumbrances, whether or not of record, and with no warranties.

Terms of Sale: The sale shall be made by way of auction, or any other commercially reasonable means determined at the sole discretion of the Authorized Sale Agents. The Authorized Sale Agents reserve the right to reject any and all bids and to withdraw the Property from sale for any reason. A deposit of Ten Thousand Dollars (\$10,000.00) will be required of the purchaser in the form of certified or cashier's check at the time and place of sale. Greenbelt Professional Center, A Condominium, the current holder of the Condominium Lien, if a bidder, shall not be required to make a deposit, nor shall any bidder designated by Greenbelt Professional Center, A Condominium to take title. Interest at the rate of 3.00% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement if the Property is purchased by someone other than the Lienholder. The balance of the purchase price shall be paid in cash within fifteen (15) days of final ratification of the sale by the Circuit Court for Prince George's County, Maryland time being of the essence. If compliance with the terms of sale does not take place within fifteen (15) days after final ratification, the deposit shall be forfeited and the Property resold at the risk and expense of the defaulting purchaser.

The Authorized Sale Agents reserve the right to reject any and all bids in their sole and absolute discretion and to extend the settlement date. Purchaser assumes the risk of loss to the Property immediately after sale and shall be solely responsible for securing and obtaining possession of the Property.

Conveyance of the Property shall be by Authorized Sale Agent's deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule. If for any reason the Authorized Sale Agent is unable to convey title, the purchaser's sole remedy at law and equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be null and void and have no further force and effect, and the purchaser shall have no claim against the Authorized Sale Agents, Lienholder, or Auctioneers. The purchaser shall pay all costs relating to settlement of the sale, including but not limited to transfer tax, recordation tax, and recordation fees and additional fees and costs set forth in the Deed of Trust.

The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Authorized Sale Agents, Lienholder and Auctioneers make no representations or warranties with respect to the accuracy of this information, and the purchaser waives and releases the Authorized Sale Agents, Lienholder and Auctioneers from any and all claims the purchaser or purchaser's successors or assigns may now have or may have in the future relating to the condition of the Property, including, but not limited to, the environmental condition thereof. This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the Property shall be offered for sale.

BRENT M. AHALT, Esq. *Authorized Agent*
C. RYAN COHILL, Esq., *Authorized Agent*

 **ALEX COOPER**
auctioneers

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

144605 (5-18,5-25,6-1)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

ESTATE OF KOLAWOLE SAHEED
PERS. REP. MUSTAPHA SAHEED
5017 Quincy Street
Bladensburg, MD 20710

Defendant(s)

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

Civil Action No. CAEF 22-28451

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5017 Quincy Street, Bladensburg, MD 20710, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of June, 2023, next.

The Report of Sale states the amount of the sale to be One Hundred Eighty Six Thousand Dollars (\$186,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

144583 (5-18,5-25,6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EVELYN M. CHARLES (DE-
CEASED)
2716 Kelner Drive
Landover A/R/T/A
Hyattsville, MD 20785

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-25434**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2716 Kelner Drive, Landover A/R/T/A, Hyattsville, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 2023, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$366,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144585 (5-18,5-25,6-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

5800 TERENCE DR., CLINTON, MD 20735

By virtue of the power and authority contained in a Deed of Trust from CHARO TAPER, dated May 24, 2018 and recorded in Liber 41052 at Folio 408 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 16, 2023

AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED as Lot numbered Eight (8) in Block lettered "J" in the subdivision known as "GODDARD'S ADDITION TO WALDON WOODS" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WVVW 62 at plat 85; being in the 9th Election District.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.125% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

144648 (6-1,6-8,6-15)

LEGALS

TOWN OF FAIRMOUNT HEIGHTS
PUBLIC BUDGET HEARING

A Public Budget Hearing will be held on **Wednesday, June 21, 2023 at 7:30 p.m.** at the Town Municipal Center, 6100 Jost Street, Fairmount Heights, Maryland 20743.

For further information you may contact the Town Clerk at (301) 925-8585 to get copies of the FY 2024 Proposed Budget.

144655 (6-1)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL R FLETCHER

Notice is given that Sherile Fletcher, whose address is 7916 Cawker Avenue, Lanham, MD 20706, was on May 16, 2023 appointed Personal Representative of the estate of Michael R Fletcher, who died on March 24, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of November, 2023.

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

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

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

SHERILE FLETCHER
Personal Representative

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

Estate No. 129132
144635 (5-25,6-1,6-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANITA M LIGHTNING

Notice is given that Tyrene L Huff, whose address is 3651 Lenox Rd. NE Unit 1064, Atlanta, GA 30305, was on April 17, 2023 appointed Personal Representative of the estate of Anita M Lightning who died on September 10, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of October, 2023.

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

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

TYRENE L HUFF
Personal Representative

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

Estate No. 127909
144672 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

Improved by premises known as

11506 Cosca Park Place, Clinton, MD 20735-4177

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 16, 2023

AT 3:05 P.M.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUMBERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

144649 (6-1,6-8,6-15)

LEGALS

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

Linda M. Brown
14405 Laurel Place Suite 316
Laurel, MD 20707
(240) 264-6087

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD ALLEN BURNS

Notice is given that Teri Burns, whose address is 8510 Portsmouth Drive, Laurel, MD 20708, was on May 19, 2023 appointed Personal Representative of the estate of Edward Allen Burns who died on February 14, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of November, 2023.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

TERI BURNS
Personal Representative

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

Estate No. 128619
144670 (6-1,6-8,6-15)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**HAROLD TARBOX
AKA: HAROLD VINCENT
TARBOX**

Notice is given that Pamela Bertrand, whose address is 6420 Skipton Drive, Hanover, MD 21076, was on April 28, 2023 appointed Personal Representative of the estate of Harold Tarbox AKA: Harold Vincent Tarbox who died on January 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2023.

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

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

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

PAMELA BERTRAND
Personal Representative

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

Estate No. 128575
144633 (5-25,6-1,6-8)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7750 BURNSIDE ROAD
LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tyrone Sylvester Meekins, dated November 20, 2017, and recorded in Liber 40395 at folio 8 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

JUNE 20, 2023
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603131)

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
144650 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1202 CASTLEWOOD DRIVE
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Shirlean Lovelace, dated September 14, 2021 and recorded in Liber 46395, Folio 511 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$369,750.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 21, 2023 AT 10:51 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 \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459445)

Richard E. Solomon, et al.,
Substitute Trustees

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144656

(6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8318 NICHOLSON STREET
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Sarah Randall aka Sarah L Randall and Norman Randall aka Norman K Randall, dated October 3, 2006, and recorded in Liber 26460 at folio 408 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 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

JUNE 20, 2023
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$30,000.00 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 # 22-601713)

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
144661 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6012 HOPE DRIVE
TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from William A. Miller, dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 21, 2023 AT 10:53 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457939)

Richard E. Solomon, et al.,
Substitute Trustees

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144657

(6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

47 STATON DRIVE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Janet P. Saxton aka James P. Saxton and Estate of Richard E. Saxton aka Richard Eric Saxton, dated December 8, 2006, and recorded in Liber 27879 at folio 350 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

JUNE 20, 2023
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 # 22-600892)

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
144662 (6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1216 GOLDMINE COURT
HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Yousifu A. Toure, dated January 15, 2008 and recorded in Liber 29500, Folio 548 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,900.00, and an original interest rate of 3.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 21, 2023 AT 10:57 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 \$34,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 448058)

Richard E. Solomon, et al.,
Substitute Trustees

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144659

(6-1,6-8,6-15)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAMILLE P MARTIN

Notice is given that Kayla Martin, whose address is 9318 Fox Run Drive, Clinton, MD 20735, was on May 11, 2023 appointed Personal Representative of the estate of Camille P Martin, who died on June 19, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of November, 2023.

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

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

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

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

KAYLA MARTIN
Personal Representative

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

Estate No. 129192

144636 (5-25,6-1,6-8)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VALERIE REBECCA MALONEY

Notice is given that Ashlee Doris, whose address is 8007 Mandan Road, Greenbelt, MD 20770, was on May 17, 2023 appointed Personal Representative of the estate of Valerie Rebecca Maloney who died on April 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of November, 2023.

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

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

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

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

ASHLEE DORIS
Personal Representative

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

Estate No. 129199

144634 (5-25,6-1,6-8)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH MCCULLOUGH

Notice is given that Hattie McCullough, whose address is 3448 Old Silver Hill Road, Suitland, MD 20746, was on May 11, 2023 appointed Personal Representative of the estate of Joseph McCullough, who died on March 31, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of November, 2023.

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

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

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

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

HATTIE MCCULLOUGH
Personal Representative

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

Estate No. 129183

144637 (5-25,6-1,6-8)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VONDA L BROWN

Notice is given that Tamika L Culver, whose address is 766 Harvest Grove Trail, Dover, DE 19901, was on May 17, 2023 appointed Personal Representative of the estate of Vonda L Brown, who died on April 19, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of November, 2023.

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

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

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

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

TAMIKA L CULVER
Personal Representative

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

Estate No. 129324

144638 (5-25,6-1,6-8)

LEGALS

SUMMARY NOTICE OF SALE

PRINCE GEORGE'S COUNTY, MARYLAND

\$238,815,000*

General Obligation

Consolidated Public Improvement and Refunding Bonds, Series 2023A (the "Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County"), intends to receive electronic proposals via BiDCOMP/PARITY® on:

WEDNESDAY, JUNE 7, 2023

until 10:45 a.m., Prevailing Eastern Time, for the purchase of the above-referenced Bonds of the County.

The Bonds will be dated the date of issuance and bear interest payable beginning on February 1, 2024, and semiannually thereafter on each August 1 and February 1, until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY®. Bids will be accepted pursuant to the Notice of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY®. The County reserves the right to reject any or all bids.

In addition, notice of any day, other than Wednesday, June 7, 2023, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY®.

Each bid must conform to the terms and conditions set forth in the Notice of Sale. This announcement does not constitute the solicitation of bids to purchase the Bonds. The sale of the Bonds shall be made exclusively pursuant to the terms of the Notice of Sale.

The legislation authorizing the issuance of the Bonds was approved by the County Council on April 11, 2023, signed by the County Executive on April 20, 2023, and is expected to become effective on June 4, 2023. Bond sale is scheduled to occur after the effective date of the authorizing legislation.

The Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 30, 2023 at www.i-dealprospectus.com or from the County's Financial Advisor: Public Resources Advisory Group, by contacting Monika Conley at (917) 749-2426 (mconley@pragadvisors.com) or Christian Lund at (615) 812-3358 (clund@pragadvisors.com).

PRINCE GEORGE'S COUNTY, MARYLAND

By **Angela D. Alsobrooks**
County Executive

*Preliminary, subject to change.

144639

(5-25,6-1)

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SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4503 39TH PLACE
BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Dorothy E. Avent, and Jimmy A. Avent, dated March 31, 2007 and recorded in Liber 27612, Folio 008 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on August 29, 2000, in the Land Records of Prince George's County at Liber No. 14019, Folio 149, and further modified by Loan Modification Agreement recorded on November 7, 2011, in the Land Records of Prince George's County at Liber No. 33084, Folio 152, with an original principal balance of \$230,000.00, and an original interest rate of 4.500%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 13, 2023 AT 10:22 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 \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 425519)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

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144625 (5-25,6-1,6-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6810 PICKETT DRIVE
SUTTLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Charles E. Lynch, dated July 20, 2018, and recorded in Liber 41191 at folio 470 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, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 13, 2023
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600027)

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

144624 (5-25,6-1,6-8)

LEGALS

Charter Resolution No. 179

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 179 on May 22, 2023 amended Article 300 of the City of Laurel Charter to amend Section 357, to allow for Collective Bargaining for Certain Employees of the Department of Public Works as follows:

CHARTER AMENDMENT:

Section 357. Collective Bargaining

The Mayor and City Council of Laurel are hereby authorized to collectively bargain with certain police officers of the Laurel City Police Department and certain employees of the Department of Public Works. Subsequent negotiations shall be determined by such Labor code or the initial collective bargaining agreement.

The date of adoption of this Charter Resolution is the 22nd day of May, 2023, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 12th day of July, 2023 unless on or before the 3rd day of July, 2023, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website <https://www.cityoflaurel.org/clerk/notices/public-notice> or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

144642 (5-25,6-1,6-8,6-13)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIE ADAMS (DECEASED)
GAIL C. ADAMS (DECEASED)
12420 Alamance Way
Upper Marlboro, MD 20772
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-22-000008

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12420 Alamance Way, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 2023, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$497,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144595 (5-18,5-25,6-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

VERONICA E. THOMAS
ULRIC THOMAS
6900 Greenboro Lane
Fort Washington, MD 20744
Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 19-30226

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6900 Greenboro Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 2023, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$397,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144586 (5-18,5-25,6-1)

LEGALS

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Vanikwa R. Cooper
a/k/a Vanikwa Cooper
3819 Saint Barnabas Road, Apt 103
Suitland, MD 20746
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000147

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$100,590.15. The property sold herein is known as 3819 Saint Barnabas Road, Apt 103, Suitland, MD 20746.

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

True Copy—Test:
Mahasin El Amin, Clerk

144601 (5-18,5-25,6-1)

NOTICE

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

Substitute Trustees,
Plaintiffs

v.

Oni Crawford, Personal Representative for the Estate of Clarissa Crawford
4016 Murdock Street
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000246

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of June, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$200,000.00. The property sold herein is known as 4016 Murdock Street, Temple Hills, MD 20748.

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

True Copy—Test:
Mahasin El Amin, Clerk

144602 (5-18,5-25,6-1)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORENCE S PATTERSON

Notice is given that Claetha M Patterson, whose address is 12504 Langner Drive, Fort Washington, MD 20744, was on April 27, 2023 appointed Personal Representative of the estate of Florence S Patterson, who died on March 23, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of October, 2023.

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

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

SHEILA PATTERSON DENNIE
Personal Representative

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

Estate No. 128903
144674 (6-1,6-8,6-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELLE Y EASTER

Notice is given that Claetha M Jones, whose address is 4439 Ponds Street NE, Washington, DC 20019, was on April 14, 2023 appointed Personal Representative of the estate of Michelle Y Easter, who died on December 14, 2018 without a will.

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

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

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

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

CLALETHA M JONES
Personal Representative

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

Estate No. 113192
144676 (6-1,6-8,6-15)

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