

LEGALS

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

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate court of Cuyahoga county, Ohio appointed Attorney Carmen M. Verhosek, whose address is 5455 Detroit Road, Sheffield Village, OH 44054, as the Personal Representative of the Estate of James Reginald Turner who died on April 26, 2022 domiciled in Ohio, USA.

The Maryland resident agent for service of process is Monique Cabbiness, whose address is 16425 Ellipse Terrace, Bowie, MD 20716.

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

PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following dates:

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

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

CARMEN M. VERHOSEK
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 129224
144763 (6-15,6-22,6-29)

LEGALS

ORDER OF PUBLICATION

James Truitt
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff
v.

Perrywood Community Association, Inc.
Richard J. Hajjar, Trustee
Alice A. Steely, Trustee
Nationsbank of Maryland, N.A.
n/k/a Bank of America, NA
Prince George's County, Maryland

13200 TRUMPETER SWAN CT

and

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

and

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

13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073, 3rd (Third) Election District, described as follows: All that lot of land and imp. 21,780,000 Sq. Ft. & Imps. Perrywood Blk E Assmt \$305,900 Lib 09668 Fl 147 and assessed to Perrywood Comm Assoc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-23-002681

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imp. 21,780,000 Sq. Ft. & Imps. Perrywood Blk E Assmt \$305,900 Lib 09668 Fl 147 and assessed to Perrywood Comm Assoc.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2023, and redeem the property 13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
144793 (6-22,6-29,7-6)

Jeffrey K. Gordon, Esq.
Tobin, O'Connor & Ewing
5335 Wisconsin Avenue, NW #700
Washington, DC 20015
202-362-5907

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JOYCE OKPAH
AKA JOYCE ANN HOLLISTER OKPAH

Notice is given that Constance Thompson, whose address is 100 Denny Way, Unit 402, Seattle WA 98109, was on June 5, 2023 appointed Personal Representative of the estate of Joyce Okpah AKA Joyce Ann Hollister Okpah, who died on April 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.

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.

CONSTANCE THOMPSON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125218
144760 (6-15,6-22,6-29)

ORDER OF PUBLICATION

James Truitt
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff
v.

Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.
Hope Temple of Praise, Inc.

7379 OLD ALEXANDRIA FERRY RD, #11B

and

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

and

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

7379 Old Alexandria Ferry Road, Clinton, MD 20735, 9th (Ninth) Election District, described as follows: All that lot of land and imp. 1,941,000 SqFt. & Imps. Alexandria Ferry B Assmt \$213,500 Lib 40591 Fl 558 Unit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-23-002679

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7379 Old Alexandria Ferry Road, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imp. 1,941,000 SqFt. & Imps. Alexandria Ferry B Assmt \$213,500 Lib 40591 Fl 558 Unit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2023, and redeem the property 7379 Old Alexandria Ferry Road, Clinton, MD 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
144794 (6-22,6-29,7-6)

PUBLICATION ORDER

MBNA, LLC
c/o Hijazi Law Group, LLC
3231 Superior Lane, Suite A-26
Bowie, MD 20715
Plaintiff
v.

BENNIE NESBITT
59 Akin Ave
Capitol Heights, MD 20743

5704 Rhode Island Dr.
Woodbridge, VA 22193

and

Exodus Bethea
59 Akin Ave
Capitol Heights, MD 20743

1418 Kearny St. NE
Washington, DC 20017

and

Anthony M. Grayton
59 Akin Ave
Capitol Heights, MD 20743

and

Al Stith
59 Akin Ave
Capitol Heights, MD 20743

and

ALL OCCUPANTS
59 Akin Ave
Capitol Heights, MD 20743

and

PRINCE GEORGE'S COUNTY, MARYLAND
Serve on:
Prince George's County Office of Law
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

and

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all unknown persons having or claiming to have any interest in the property and premises situate, described as:

N 71 Ft Lot 47 & Lots 48,49,50,51
9,420,0000 Sq. Ft.
Capitol Heights Blk 5
Assmt \$113,000 Lib 0000 Fl 000
Known as: 59 Akin Ave
Capitol Heights, Maryland 20743
Defendants

In the Circuit Court for Prince George's County, Maryland CIVIL DIVISION
Case No.: C-16-CV-23-002814

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

Property Address: 59 Akin Avenue, Capitol Heights MD, 20743
Description: N 71 Ft Lot 47 & Lots 48,49,50,51
9,420,0000 Sq. Ft. Capitol Heights Blk 5
Assmt \$113,000 Lib 0000 Fl 000
Liber/Folio: 25722/277
Assessed To: NESBITT BENNIE & EXODUS BETHAEA ET GRAYTON ANTHONY M & AL STITH

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than seven (7) months from the date of sale has expired.

It is thereupon this 20th day of June, 2023, by the Circuit Court for Prince George's County hereby:
ORDERED, that notice be given by the insertion of a copy of this Order in some weekly newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 14th day of July, 2023, warning all persons interested in the said property to be and appear in this Court by the 22nd day of August, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
144849 (6-29,7-6,7-13)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
BEFORE THE REGISTER OF WILLS
IN THE ESTATE OF:
HILDA MCRAE FREEMAN
AKA: HILDA FAYE MCCRAE FREEMAN
ESTATE NO: 127474

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Rico Freeman, 204 Major King Lane, Fort Washington, MD 20744, son, challenging the will dated September 2, 2022. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
144866 (6-29,7-6)

LEGALS

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington, DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,
Plaintiff,
v.

Toll Oak Creek Golf LLC
C/O United Agent Group, Inc.
2 Wisconsin Circle, Ste 700
Chevy Chase, MD 20815-7007,
and

Prince George's County, Maryland,
and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as: **Golf Course Plat 5, Pt. Par 13**
and also known as Account Number 07-3616430,
Defendants.

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

Case No. C-16-CV-23-002738

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

Golf Course Plat 5, Pt. Par 13 also known as Account Number: 07-3616430

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144850 (6-29,7-6,7-13)

ORDER OF PUBLICATION

Jessica Maragh
v.
Theodore J. Scheve, et al.
Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-23-002393

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Glenn Dale Road, Glenn Dale, MD 20769-0000 ("Property"), Account Number 1675842, assessed to Defendants, Theodore J. Scheve and Geraldine E. Scheve and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: Glenn Dale Road, Glenn Dale, Maryland 20769-0000

Description on Certificate of Tax Sale:
The property in Bowie, 14th Election District of said County, described as follows:

.2100 Acres.
Assmt \$1,200 Map 045 Grid B3 Par 166 Lib 09410 Fl 017 and assessed to Scheve Theodore J & Geraldine E.

Tax ID No. 14-1675842
000000 Glenn Dale Road
Glenn Dale, Maryland 20769

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

It is thereupon this 21st day of June, 2023, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 22nd day of August, 2023, to redeem the property located at Glenn Dale Road, Glenn Dale, MD 20769-0000, Tax ID Number: 14-1675842, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh, a title free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
144862 (6-29,7-6,7-13)

LEGALS

ORDER OF PUBLICATION

Miyonna Campbell,
Plaintiff
vs.
UV Properties LLC;
Secured Real Estate Income Fund 1, L.L.C.;
Wanda W. Debord, Trustee
Prince George's County, Maryland
And

All other persons having or claiming to have an interest in property described as 5912 Cromwell Ct., Upper Marlboro, MD 20772, and more fully described in Liber 37398 Page 00099 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$18,867.00; and Assessed to: UV Properties LLC; Property ID: 15-1782671,
Defendants

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

Civil Action No. C-16-CV-23-002614

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

Property described as 5912 Cromwell Ct., Upper Marlboro, MD 20772, and more fully described in Liber 37398 Page 00099 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$18,867.00; and Assessed to: UV Properties LLC; Property ID: 15-1782671.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before July 7th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 15th day of August, 2023 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144795 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION

Alyssa Maragh
v.
Betty E. Daigle, et al.
Defendants.

In the Circuit Court for Prince George's County
Case No.: C-16-CV-23-002515

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 9704 Tiberias Drive, Upper Marlboro, MD 20772 ("Property"), Account Number 1716026, assessed to Defendants, Betty E. Daigle and James L. Daigle, Personal Representative of the Estate of Betty E. Daigle, and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: 9704 Tiberias Drive, Upper Marlboro, MD 20772

Description on Certificate:
The property in Mellwood, 15th Election District of said County, described as follows:

Estates Outlot a
6,685,0000 Sq.Ft. Rosaryville Estate Blk F
Assmt \$833 Lib 04587 Fl 349 and assessed to Daigle Betty E.

Tax ID No. 15-1716026
009704 Tiberias Drive
Upper Marlboro, MD 20772

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

It is thereupon this 15th day of June, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 14th day of August, 2023, to redeem the property located at 9704 Tiberias Drive, Upper Marlboro, MD 20772, Tax ID Number: 15-1716026, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh, a title free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
144841 (6-22,6-29,7-6)

ORDER OF PUBLICATION

JOEL MORRIS
Plaintiff
v.
KAZ DEVELOPMENT, LLC
SERVE ON:
VICTOR M. KAZANJIAN, RES. AGENT
AND
VICTOR M. KAZANJIAN, DIRECTOR/MEMBER OF KB-MCKEE DEVELOPMENT, LLC,
AND
(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

13209 MOLLY BERRY ROAD
BRANDYWINE, MD 20613
AND

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

UNKNOWN OWNERS OF THE PROPERTY:

13209 MOLLY BERRY ROAD
BRANDYWINE, MD 20613

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

In the Circuit Court for Prince George's County, Maryland
CASE NO.: C-16-CV-23-002524

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

All that property in Prince George's County described as: (121.14 AC TO 3 588555 04 STR), 25,029,0000 SQ. FT., Assmt \$66,833, Map 147 Grid C1 Par 143 Lib 19334 Fl 536, tax account no. 04-0259507, Deed ref. 19334/536 and assessed to KAZ DEVELOPMENT, LLC.

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

It is thereupon this 15th day of June, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 7th day of July, 2023, warning all persons interested in the property to appear in this Court by the 14th day of August, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144842 (6-22,6-29,7-6)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. BOX 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ERNEST S. PALMER, SR.
ESTATE NO: 127731

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Ernest S. Palmer, Jr. for judicial probate of the copy of the will undated and unsigned and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 26, 2023 at 10:30 A.M.**

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**10014 WORRELL AVENUE
GLENN DALE, MD 20769**

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee, and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$419,913.17, and an original interest rate of 4.000%, 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 **JULY 18, 2023 AT 10:40 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 \$39,000.00 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 #: 449323)

Richard E. Solomon, et al.,
Substitute Trustees

 **ALEX COOPER**
auctioneers

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

144855 (6-29,7-6,7-13)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**2908 CITRUS LANE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Curtis E. Morgan, and Karen E. Allen-Morgan, dated August 7, 2002 and recorded in Liber 17360, Folio 729 among the Land Records of Prince George’s County, Maryland modified by Loan Modification Agreement recorded on April 1, 2015, in the Land Records of Prince George’s County at Liber No. 36835, Folio 531, with an original principal balance of \$237,500.00, and an original interest rate of 4.625%, 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 **JULY 18, 2023 AT 10:42 AM**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 459841)

Richard E. Solomon, et al.,
Substitute Trustees

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www.alexcooper.com

144856 (6-29,7-6,7-13)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**4848 66TH AVENUE
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Patricia Y. Black, dated October 16, 2007 and recorded in Liber 29029, Folio 261 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$50,000.00, and an original interest rate of 6.375%, 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 **JULY 11, 2023 AT 11:26 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 \$7,000.00 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 #: 422098)

Richard E. Solomon, et al.,
Substitute Trustees

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www.alexcooper.com

144798 (6-22,6-29,7-6)

LEGALS

NOTICE OF OPPORTUNITY FOR PUBLIC COMMENT PURSUANT TO COMAR TITLE 27.03.01.03 REQUIRING NOTIFICATION OF PROJECT APPLICATIONS FOR STATE AGENCY AND LOCAL AGENCY DEVELOPMENT IN THE CRITICAL AREA

NOTICE IS HEREBY GIVEN:

Of the opportunity for review and submittal of written public comments regarding the Washington Suburban Sanitary Commission’s (WSSC Water) SS-6 Decommission and New Warehouse Design project. Project plans are available for review at 6600 Crain Highway, Upper Marlboro, MD 20772, Monday through Friday, from 9:00 am to 3:00 pm. Public comments must be submitted in writing and received on or before July 14, 2023. Comments may be submitted via mail to Patricia Jones, 6600 Crain Highway, Upper Marlboro, MD 20772, or email at : Patricia.Jones@wsscwater.com.

The project consists of the decommission of Substation 6 and the construction of a 4,000-square-foot warehouse, asphalt driveway, and associated stormwater management and landscaping. The project is located at WSSC Water’s Western Branch Water Resource Recovery Facility, at 6600 Crain Highway, Upper Marlboro, MD 20772, as shown on Tax Map 111, Grid C2, Parcel 27 and zoned ROS. The project is located in the Resource Conservation Area (RCA) overlay.

Patricia Jones, Facility Construction Manager,
Facility Design and Construction Division
WSSC Water

144880 (6-29)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**5601 PARKER HOUSE TERR
HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Edgar D Siguenza and Walda L. Yon, dated January 31, 2007, and recorded in Liber 29307, re-recorded 2744 at folio 38, re-recorded 517 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

**JULY 18, 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 \$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 5.25% 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 # 22-600952)

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

144857 (6-29,7-6,7-13)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF VALUABLE IMPROVED REAL ESTATE

**7002 FORBES BOULEVARD
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Donita D. Douglas, dated December 28, 2015, and recorded in Liber 37801 at folio 443 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

**JULY 11, 2023
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% 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 # 23-600112)

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

144784 (6-22,6-29,7-6)

LEGALS

SUITLAND TOWN CENTER INVITATION FOR BIDS (IFB) FOR CONSTRUCTION OF RETAIL KIOSK NO. 2023-1

The Redevelopment Authority of Prince George’s County (RDA) is hereby soliciting bids from qualified contractors to provide Building Construction services for the construction of a retail kiosk building at the Towne Square at Suitland Federal Center Project.

The IFB with Supporting Documentation will be available on or about July 14, 2023, on the following website: <https://www.princegeorgescountymd.gov/4653/49902/IFB-2023-01>

Email questions to Gerald P. Konohia, Development Manager at: GPKonohia@co.pg.md.us

Bids must be received by the Redevelopment Authority no later than August 18, 2023, at 4:00PM unless noted otherwise in the IFB.

144881 (6-29)

LEGALS

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

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

3605 24TH AVENUE
TEMPLE HILLS, MARYLAND 20748

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

JULY 11, 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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604699)

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

144782 (6-22,6-29,7-6)

LEGALS

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

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

5511 FARRAGUT STREET
HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Gerber Rolando Salazar, and Leonardo Barrios, dated June 15, 2006 and recorded in Liber 26021, Folio 090 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$293,600.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **JULY 11, 2023 AT 11:32 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 \$22,000.00 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 #: 459626)

Richard E. Solomon, et al.,
Substitute Trustees

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www.alexcooper.com

144799 (6-22,6-29,7-6)

LEGALS

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

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

7651 S ARBORY LANE, UNIT 350
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Chungong aka Elizabeth Chungong Katta, dated April 26, 2006, and recorded in Liber 25177 at folio 212 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JULY 11, 2023
AT 9:36 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604820)

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

144796 (6-22,6-29,7-6)

LEGALS

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

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

8220 CLAY DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated March 6, 2007 and recorded in Liber 28118, Folio 512 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on April 7, 2017, in the Land Records of Prince George's County at Liber No. 39396, Folio 98, with an original principal balance of \$259,000.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 11, 2023 AT 11:28 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 #: 449367)

Richard E. Solomon, et al.,
Substitute Trustees

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144801 (6-22,6-29,7-6)

LEGALS**COUNTY COUNCIL HEARINGS**

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

TUESDAY, JULY 11, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, July 11, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-031-2023 – A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of approving a multi-year contract to procure consultant to assist with developing a Climate Action Implementation Strategy Plan Prince George's County.

CR-038-2023 – A RESOLUTION CONCERNING CONTRACT APPROVAL for the purpose of a Resolution pursuant to the Prince George's County Charter Section 819 for approval of a multi-year Consultant Services Agreement. The Department of the Environment (DoE) is requesting approval of a contract for financial-related, project and economic-related technical assistance and analysis services for environmental and climate action programs pursuant to Section 819 of the Prince George's County Charter. The contract has been included in an enhancement package for the FY24 Operation Budget request. The contract is a multi-year agreement in the not-to-exceed amount of Two Million Dollars (\$2,000,000.00). The contract provides professional support services to assist County staff, the Climate Action and Environmental Justice with developing the County's Climate Action Plan Implementation Strategy in accordance with Executive Order No. 5 – 2022 and Council Resolution CR-32-2022.

CR-051-2023 – A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving various multiyear contracts for the Office of Information Technology.

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

144883 (6-29,7-6)

LEGALS**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

June 29, 2023

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

On or after July 11, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as "United Communities Against Poverty, Inc. (UCAP) acquisition, rehabilitation and resell of a low and moderate-income household located on 6305 Field Street, Capitol Height, Maryland 20743." The specific scope of work entails demolition of existing walls and other structural building component, replacing of siding, repairing of concrete stairs and front walkway, replacement and repairing of both iron and wood fencing, replacing of front and back doors, installation of new HVAC system and duct work, replacement of hot water heater, replacement of 11 windows, replacement drywalls, abatement of lead based paint and asbestos, repainting of interior of the building, replacing of all flooring, and insulating of the building. The estimated HUD funding amount is \$375,000.

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

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development by sending an e-mail to ljmbotijji@co.pg.md.us. All comments received by July 10, 2023, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

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

OBJECTIONS TO RELEASE OF FUNDS

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

Tamika C. Gauvin, Deputy Director
Prince George's County
Department of Housing and Community Development

144887 (6-29)

LEGALS

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2023-02

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023, THROUGH JUNE 30, 2024, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2023; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY24 for the City of Hyattsville are set as follows:

Table with columns: TAX TYPE, RATE, Building Square Feet, Number of Parcels, Equivalent Use Rate, Equivalent Use Factors, Special Tax Per EUF, Special Tax Requirement.

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY24 for the City of Hyattsville was the subject of a public hearing on May 1, 2023, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 5, 2023 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville – FY2024 Budget

Budget table with columns: Revenue & Other Sources, Expenditures & Other Uses, Excess of Revenue and Other Sources over Expenditures and Other Uses, Beginning Fund Balance, Ending Fund Balance.

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

This Ordinance was introduced on May 15, 2023, at a public meeting and then adopted, on June 5, 2023, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2023, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781.

144878 (6-29-76)

IT PAYS TO ADVERTISE! Call Brenda Boice at 301-627-0900

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JUNE 12, 2023

ORDINANCE O-23-08

AN ORDINANCE CONCERNING AMENDMENT OF FISCAL YEAR 2022-2023 BUDGET FOR THE GOVERNMENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR RECRUITMENT FOR PUBLIC SAFETY. RESOLUTION THE DESIGNATION OF A COMMUNITY LEGACY AREA AND THE APPROVAL OF AN APPLICATION FOR, AND RECEIPT OF, FINANCING FOR A COMMUNITY

ORDINANCE O-23-09

AN ORDINANCE CONCERNING AMENDMENT OF FISCAL YEAR 2022-2023 BUDGET FOR ADMINISTRATION SALARIES.

CITY COUNCIL REGULAR WORK SESSION MONDAY, JUNE 5, 2023

EMERGENCY ORDINANCE O-23-10

AN EMERGENCY ORDINANCE TO EXTEND THE FISCAL YEAR 2022-2023 BUDGET FOR THIRTY DAYS.

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

City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125

144839 (6-22,6-29)

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until July 24, 2023, at 11:59 p.m. local prevailing time for the following project:

Rehabilitation of Bridge No. P-0581 Harry S Truman Drive over Southwest Branch 948-H (E)

- 2. **Contract Documents.** Contract documents are only available for download at the following websites: eMaryland Marketplace (eMMA), SPEED eProcurement Platform.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

- 3. **Project Description:** The work includes the removal of the existing bridge structure and construction of a new bridge. Replacement of the existing bridge will include a Prestressed Next Beam Bridge. The bridge work also consists of the driving of HP pile, construction of approach concrete slabs, deck overlay, concrete abutments and wing walls.
4. **Minimum Qualifications:** The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid. The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.
5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01.

Table with columns: Quantity, Unit, Description. Lists materials like Clearing and Grubbing, Type C Engineer's Office, Construction Stakeout, Maintenance of Traffic, etc.

- 6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address.
7. **Bid Security:** When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.
8. **Examination of Site and Data.** Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.
9. **Bonding.** A Performance Bond in the amount of one hundred percent

LEGALS

(100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsive.

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

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

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

14. This is a Federal Aid Project. The prime contractor must perform a minimum of 50.1% of the work.

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

16. An optional virtual Pre-Bid Conference will be held on July 7, 2023 at 10:00 a.m. local prevailing time, via Zoom at https://us05web.zoom.us/j/83177455029?pwd=cE50Vmp2OksxMWRtbnZlZG9yY0RlZD09 MeetingID:83177455029 Passcode: Du7CMB

17. This project requires 25% DBE Mandate.

By Authority of Angela D. Alsobrooks County Executive

144803 (6-22,6-29-76)

LEGALS

PUBLIC HEARING

CITY OF LAUREL MAYOR AND CITY COUNCIL WEDNESDAY, JULY 12, 2023 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Text Amendment Application No. 263 (Ordinance No. 2012)

An ordinance to amend the Unified Land Development Code to include personal non-medical cannabis as a special exception use in certain zones within the City.

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

144792 (6-22,6-29-76)

LEGALS

PUBLIC NOTICE

WSSC Water Amends Surplus Goods and Scrap Metal Disposition Regulation

On June 21, 2023, the Washington Suburban Sanitary Commission (WSSC Water) approved Resolution 2023-2341, amending Chapter 13.80 of the WSSC Code of Regulations 2022. The regulation is authorized by Md. Code Ann., Public Utilities Article §17-403. Under the regulation, the policies and procedures for selling, leasing, transferring, conveying or disposing of WSSC Water-owned surplus business property and scrap metal are defined. Chapter 13.80 categorizes such property as a Capital Movable Asset, Controlled Asset or Scrap Metal and includes reporting requirements related to the inventorying and disposition of business property.

THE EFFECTIVE DATE OF THE AMENDED REGULATION IS AUGUST 1, 2023.

For additional information, contact WSSC Water Corporate Secretary Julianne Montes De Oca at julianne.montesdeoca@wsscwater.com or 301-206-8200.

A copy of the proposed regulation is posted on WSSC Water's website at https://www.wsscwater.com/amendsurplus.

144863 (6-29)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

Emergency Ordinance O-9-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023, Embodied in Ordinance O-1-22, as Amended by Ordinances O-5-22, O-6-23 and O-7-23', to Authorize the Transfer of Certain Amounts in the FY2023 Budget to Pay for Anticipated Expenses.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on June 20, 2023.

Alfred D. Lott City Manager

144864 (6-29)

LEGALS

LEGAL NOTICE

CITY OF BOWIE, MD

Emergency Ordinance O-10-23 Repealing Ordinance O-7-23, Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023, to Appropriate Funds for Planning, Design, Engineering and Permitting Services for the City's New Single Sheet Ice Arena and Declaring the Ordinance an Emergency Ordinance so That it May Become Effective Immediately.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on June 20, 2023.

Alfred D. Lott City Manager

144865 (6-29)

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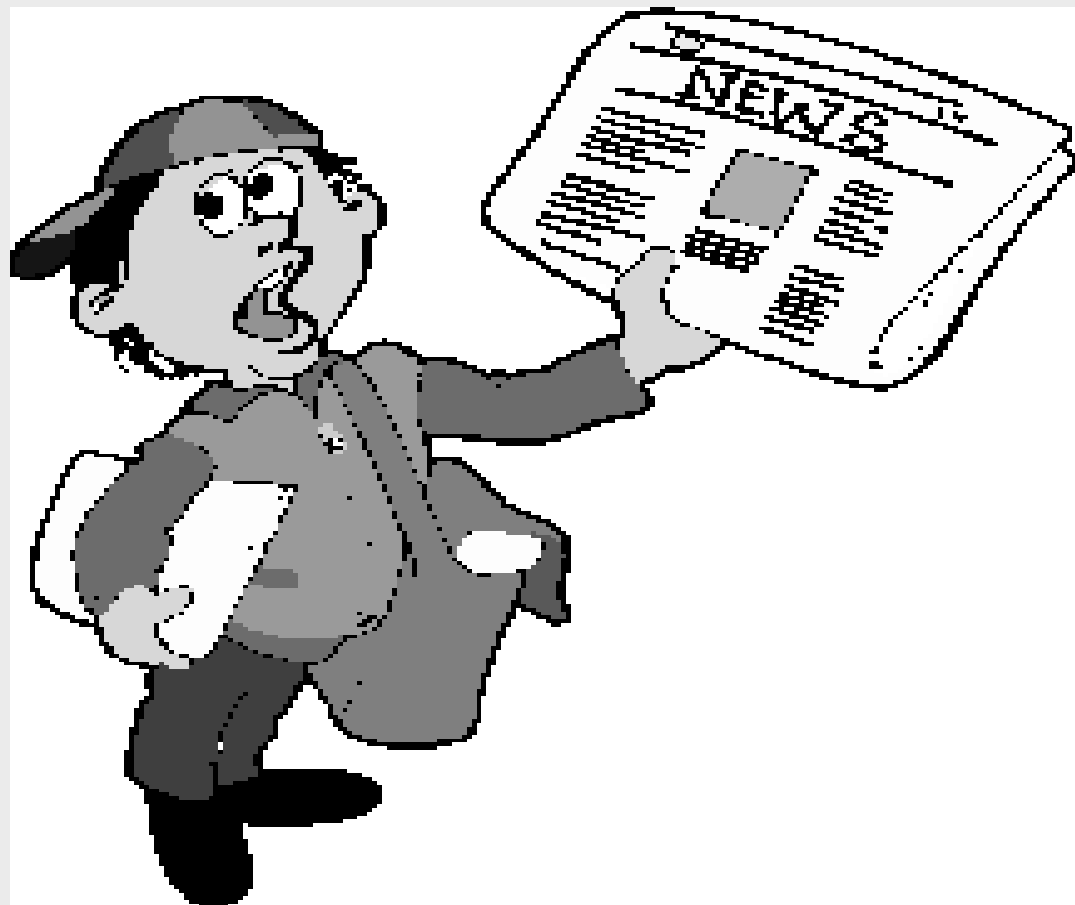
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Legal Record*



LEGALS

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington, DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,

Plaintiff,

v.

Pinewood Hill Condo &
Recreation Association
c/o Law Offices of Gregory Alexandrides
821 West Street
Annapolis, MD 21401,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

PT PAR A EQ .5127 ACRES
also known as Account Number 12-1308956,

Defendants.

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

Case No. C-16-CV-23-002736

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

PT PAR A EQ .5127 ACRES also known as Account Number: 12-1308956

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144851 (6-29-7-6,7-13)

The Prince George's Post Call 301-627-0900

LEGALS

Shari H. Fleming, Esq.
The Law Office of Shari Fleming
10451 Mill Run Circle, Suite 400
Owings Mills, MD 21117
(410) 316-6800

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS WEBB HALL

Notice is given that Lillian C. Smith, whose address is 506 Crain Highway, Upper Marlboro, MD 20774, was on April 27, 2023 appointed Personal Representative of the estate of Doris Webb Hall who died on August 25, 2022 with a will.

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

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

LILLIAN C. 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. 128754
144874 (6-29-7-6,7-13)

ORDER OF PUBLICATION

Paradise Point LLC
C/O Lucas I. Dansie
Counsel for Plaintiff
406 5th Street NW, Lower Level
Washington, DC 20001
Phone (202) 783-1597
lucas@dansielaw.com,

Plaintiff,

v.

Potomac Conference Corporation of
Seventh Day Adventists
6120 Allentown Rd.
Suitland, MD 20746,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

PT Parcel M with a street address of 6120 Allentown Rd.
Suitland, MD 20746 and also known as Account Number 09-5537994,

Defendants.

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

Case No. C-16-CV-23-002737

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

PT Parcel M 6120 Allentown Rd. Suitland, MD 20746 also known as Account Number: 09-5537994

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144852 (6-29-7-6,7-13)

AMENDED

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER SMITH KING

Notice is given that Pamela King-Williams, whose address is 1206 Bohac Lane, Accokeek, MD 20607, was on February 6, 2023 appointed Personal Representative of the estate of Walter Smith King who died on November 2, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of August, 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.

PAMELA KING-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. 127591
144882 (6-29-7-6,7-13)

ORDER OF PUBLICATION

Ronnie James
1423 Pacific Avenue
Capital Heights, MD 20743

Plaintiff

v.

Willard R. Hess
430 Southridge Rd.
Winder, GA 30680

Dorothy E. Hess
430 Southridge Rd.
Winder, GA 30680

PRINCE GEORGE'S COUNTY,
MARYLAND

Serve on:
Rhonda L. Weaver, County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

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

Defendants

In the Circuit Court for
Prince George's County, Maryland
CASE NO.: C-16-CV-23-002865

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

Tax Account Number 12-1284074: Lying and being in the 12th Election District of Prince George's County, State of Maryland being the same land which said party of the first part Prince George's County, Maryland obtained from William R. Brown, Jr. by deed dated the 28th day of February, 1978, recorded in the Land Records of Prince George's County, in Liber 4896 at folio 409 and being described as follows to wit:

North Barnaby Resubdivision, Parcel F, Account No. 12-38587-01 and containing 4475 square feet more or less.

Account Number 12-1284074. \$1,021.00 was paid to the Collector at the time of sale.

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

It is thereupon this 21st day of June, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144859 (6-29-7-6,7-13)

LEGALS

ORDER OF PUBLICATION

Ronnie James
1423 Pacific Avenue
Capital Heights, MD 20743

Plaintiff

v.

Estate of Mary Ann Durnell
Surviving Spouse of Grover W. Durnell
c/o Jimmy L. Hasty
1111 Hornell Drive
Silver Spring, MD 20906

and

Estate of Mary Ann Durnell
c/o D. Hope Scripture
1175 S Dogwood Dr.
Harrisonburg, VA 22801

and

Estate of Mary Ann Durnell
c/o David Malone, Esq.
8 Granite Pl., #34
Gaithersburg, MD 20878

PRINCE GEORGE'S COUNTY,
MARYLAND

Serve on:
Rhonda L. Weaver, County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

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

Defendants

In the Circuit Court for
Prince George's County, Maryland
CASE NO.: C-16-CV-23-002863

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

LEGALS

Tax Account Number 14-1630573: Lots 19 & 32, Block Q, Lincoln Subdivision, Lots 16 & 61, Block T, Lincoln Subdivision and Lot 20, Block H, Lincoln Subdivision, shown in Plat Book 01 at Plat 58 recorded in the Land Records of Prince George's County, Maryland.

Being the same property acquired by Prince George's County, Maryland by deeds dated February 6, 1978 and February 28, 1978, recorded in Liber 4887 at Folio 33 and Liber 4896 at Folio 409 in the Land Records of Prince George's County, Maryland.

Account Number 14-1630573 \$1,113.21 was paid to the Collector at the time of sale.

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

It is thereupon this 21st day of June, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144861 (6-29-7-6,7-13)

Call 301-627-0900
for a quote.

LEGALS

ORDER OF PUBLICATION

Ronnie James
1423 Pacific Avenue
Capital Heights, MD 20743

Plaintiff

v.

Thomas H. Franklin
9417 Gwynndale Dr.
Clinton, MD 20735

Jacquelin E. Franklin
9417 Gwynndale Dr.
Clinton, MD 20735

PRINCE GEORGE'S COUNTY,
MARYLAND

Serve on:
Rhonda L. Weaver, County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

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

Defendants

In the Circuit Court for
Prince George's County, Maryland
CASE NO.: C-16-CV-23-002864

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

Tax Account Number 09-0975680: Lot numbered Forty-three (43), in Block lettered "B", in the subdivision known as "Plat Number Two, SURRETT'S GARDENS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 37, at Plat 100; being in the 9th Election District of said county.

AND

Outlot lettered "E", in Block lettered "B", in the subdivision known as "Outlots A thru P, Block B, SURRETT'S GARDENS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 80, at Plat 95.

Account Number 09-0975680. \$1,550.43 was paid to the Collector at the time of sale.

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

It is thereupon this 21st day of June, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144860 (6-29-7-6,7-13)

LEGALS

LM File No.: 940-00034-Jin

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

ORDER OF PUBLICATION

Chun Jin,
vs.

Hoang Anh Le; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608,

and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have an interest in the property and premises situate in Prince George's County, Maryland, described as Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608, Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-23-002763
(TAX SALE)

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

described as Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608.

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

It is thereupon this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 14th day of July, 2023, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144853 (6-29-7-6,7-13)

LEGALS

ORDER OF PUBLICATION
BY POSTING

BESSIS ANTONIA MATA
MARTINEZ
Plaintiff,

vs.

ALEJANDRO CUYUCH RAMOS
Defendant(s)
In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-23-003031

ORDERED, ON THIS 20th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, ALEJANDRO CUYUCH RAMOS, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ALEJANDRO CUYUCH RAMOS, in accordance with Maryland Rule 2-121(a) 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 20th day of July, 2023, and it is further;

ORDERED that the DEFENDANT, ALEJANDRO CUYUCH RAMOS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 19th DAY OF AUGUST, 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
144848 (6-29-7-6,7-13)

LM File No.: 940-00031-Jin

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

ORDER OF PUBLICATION

Chun Jin,
vs.

Angela Ayres; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608,

and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have an interest in the property and premises situate in Prince George's County, Maryland, described as Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608, Defendants.

LEGALS

NOTICE

Diane Rosenberg, et al.
 4340 East West Highway, Suite 600
 Bethesda, MD 20814
 Substitute Trustees
 Plaintiff(s)

vs.
 Samuel Gee
 Veronica Faison-Gee
 9302 Pine View Lane
 Clinton, MD 20735
 Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
 Case No. C-16-CV-23-001197**

Notice is hereby given this 13th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 9302 Pine View Lane, Clinton, MD 20735, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of July, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 13th day of July, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$346,334.70.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 144790 (6-22,6-29,7-6)

NOTICE

Diane Rosenberg, et al.
 4340 East West Highway, Suite 600
 Bethesda, MD 20814
 Substitute Trustees
 Plaintiff(s)

vs.
 Misael H Alvarenga
 4803 Osage Street
 College Park, MD 20740
 Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAEF22-30110**

Notice is hereby given this 12th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 4803 Osage Street, College Park, MD 20740, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of July, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$518,000.00.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 144791 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION

JEROME PARKER
 15409 Sir Edwards Drive
 Upper Marlboro, MD 20772

vs. Plaintiff

MD INVESTMENTS 10 PG
 COUNTY, LLC
 C/o Craig Cohen, Last known Resident Agent and Member
 7910 Woodmont Avenue, Suite 1130
 Bethesda, Maryland 20814

and

TRUIST BANK f/k/A SUSQUEHANNA BANK
 C/o CSC-Lawyers Incorporating Service Co.
 Resident Agents
 7 St. Paul Street, Suite 820
 Baltimore, Maryland 21202

and

J. EDWARD GRANT, PAMELA J. SHIPP, Co-Trustees
 307 International Circle
 Suite 600
 Hunt Valle, Maryland 21030

and

UNKNOWN OWNER OF PROPERTY
 23001 Crispus Attucks Boulevard, Aquasco, Map 183, Grid C2, Parcel 000, Acct No. 08-0844324
 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

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

And all other persons having or claiming to have an interest in 23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0844324

Defendants.

**In the Circuit Court for Prince George's County, Maryland
 CASE NO.: C-16-CV-23-002591**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324 and assessed to MD INVESTMENTS 10 PG COUNTY, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

23004 Charles Young Avenue, Aquasco, Account Number 08-0844324, District 08, Map 183, Grid C2, Parcel 0000, Acct No. 0844324

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 30th day of June, 2023, warning all persons interested in said property to be and appear in this Court by the 8th day of August, 2023, to redeem the property, 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, JEROME PARKER, a title free and clear of all encumbrances, except for ground rents.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 144739 (6-15,6-22,6-29)

ORDER OF PUBLICATION

JEROME PARKER
 15409 Sir Edwards Drive
 Upper Marlboro, MD 20772

vs. Plaintiff

NORMAN WASHINGTON
 13765 Edelen Drive
 Mount Airy, Maryland 21771

and

UNKNOWN OWNER OF PROPERTY
 23001 Crispus Attucks Boulevard, Aquasco, Map 183, Grid C2, Parcel 000, Acct No. 08-0843219
 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

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

And all other persons having or claiming to have an interest in 23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219

Defendants.

**In the Circuit Court for Prince George's County, Maryland
 CASE NO.: C-16-CV-23-002590**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219 and assessed to Norman Washington, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219, District 08, Map 183, Grid C2, Parcel 0000, Acct No. 0843219

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 30th day of June, 2023, warning all persons interested in said property to be and appear in this Court by the 8th day of August, 2023, to redeem the property, 23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, JEROME PARKER, a title free and clear of all encumbrances, except for ground rents.

MAHASIN EL AMIN
 Clerk of the Circuit Court for Prince George's County, Maryland
 True Copy—Test:
 Mahasin El Amin, Clerk
 144740 (6-15,6-22,6-29)

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LEGALS

**ORDER OF PUBLICATION
 BY POSTING**

MARIA DE LA PAZ CRUZ
 Plaintiff,
 vs.
 MARVIN IVAN REYES
 Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
 Case No.: C-16-FM-23-001633**

ORDERED, ON THIS 12th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, MARVIN IVAN REYES, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINORS APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS and stating that the Defendant's last known address is 818 Forge Road, Durham, North Carolina 27713, and therefore it is;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 12th day of July, 2023, and it is further;

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

By posting notice in one or more newspapers of general circulation published in this county/city for three consecutive weeks and provide proof of publication to the Court and shall also mail Notice to the natural father's last known address; and it is further;

ORDERED, said posting to be completed by the 12th day of July, 2023, and it is further;

ORDERED that the DEFENDANT MARVIN IVAN REYES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 11th DAY OF AUGUST, 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
 144775 (6-22,6-29,7-6)

LEGALS

LM File No.: 1842-00003-Ramey

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

ORDER OF PUBLICATION

Bernice Ramey, Plaintiff,
 vs.

PG Dower, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, Defendants.

**In the Circuit Court for Prince George's County, Maryland
 Case No. C-16-CV-23-002594
 (TAX SALE)**

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

described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772.

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

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered fore-

closing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk

144737 (6-15,6-22,6-29)

LM File No.: 1842-00002-Ramey

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

ORDER OF PUBLICATION

Bernice Ramey, Plaintiff,
 vs.

Gabriel David; James M. Greenwell; Justine R. Greenwell; Michael S. Frissell, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, Defendants.

**In the Circuit Court for Prince George's County, Maryland
 Case No. C-16-CV-23-002593
 (TAX SALE)**

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

described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740.

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

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk

144738 (6-15,6-22,6-29)

LEGALS

NOTICE

LAURENCE A. BEN Plaintiff

vs.

ROBYN D. GORDNEER-BEN Defendant

**In the Circuit Court for Prince George's County, Maryland
 Case No. CAD14-28121**

Other Reference#: C-02-JG-20-006669; CADV20-12395

NOTICE IS HEREBY given this 14th day of June, 2023, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 4037 Elmora Avenue, Baltimore, MD 21213 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 14th day of July, 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 14th day of July, 2023. The REPORT STATES the amount of sale to be One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00).

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

True Copy—Test:
 Mahasin El Amin, Clerk
 144804 (6-22,6-29,7-6)

LEGALS

Scott Alan Morrison, Esq.
 The Law Offices of Morrison & McGrew, P.A.
 141 West Patrick St., Ste 300
 Frederick, MD 21701
 301-694-6262

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GALE MAUREEN ROSCHER

Notice is given that Lynne Marie McKay, whose address is 3312 Fry Road, Jefferson, MD 21755, was on May 26, 2023 appointed Personal Representative of the estate of Gale Maureen Roscher, who died on March 2, 2023 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th 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.

LYNNE MARIE MCKAY
 Personal Representative

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

Estate No. 129305

144827 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HENRY WILFREDO PADILLA MURILLO

Notice is given that Maria C Reyes, whose address is 26 Fairhaven Rd, Tracys Landing, MD 20779, was on June 5, 2023 appointed Personal Representative of the estate of Henry Wilfredo Padilla Murillo, who died on March 20, 2022 without a will.

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

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.

MARIA C REYES
 Personal Representative

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

Estate No. 124719

144762 (6-15,6-22,6-29)

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

IN THE MATTER OF THE PETITION OF FOR THE ADOPTION OF A PERSON LEVEN A.

Adoption No. CAA22-04535

NOTICE TO UNKNOWN FATHER

To: UNKNOWN FATHER: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA22-04535. All persons who believe themselves to be the parent of a female child born on March 4, 2016, in Silver Spring, Maryland, to Molly Lois Quansah, birth date March 10, 1988, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by 30 days from the date this notice appears in a Prince George's County Newspaper, you will have agreed to the permanent loss of your parental rights to this child.

HERMAN C. DAWSON, JUDGE

144885 (6-29)

Matthew J. Dyer, Esquire
 P.O. Box 358
 Upper Marlboro, MD 20773
 301-627-5222

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARY LOUISE HEILIG

Notice is given that John Kenny Lewis Jr, whose address is 9075 Race Track Road, Bowie, MD 20715, was on June 8, 2023 appointed Personal Representative of the estate of Mary Louise Heilig who died on May 5, 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 8th day of December, 2023.

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

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

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

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

JOHN KENNY LEWIS, JR.
 Personal Representative

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER PAYNE

Notice is given that Dannelta Payne, whose address is 14508 Delcastle Drive, Bowie, MD 20721, was on June 8, 2023 appointed Personal Representative of the estate of Walter Payne, who died on January 9, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of December, 2023.

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

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

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

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

DANNETTA PAYNE
Personal Representative

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

Estate No. 129474
144824 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY RAY THOMPSON

Notice is given that Delecelia Thompson, whose address is 253 Harry S. Truman Drive, Apt 24, Largo, MD 20774, was on June 8, 2023 appointed Personal Representative of the estate of Anthony Ray Thompson, who died on February 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 shall file their objections with the Register of Wills on or before the 8th day of December, 2023.

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

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

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

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

DELECELIA THOMPSON
Personal Representative

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

Estate No. 128521
144825 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE MARIE MOY

Notice is given that Russell W Moy, whose address is 1103 Walnutwood Rd, Hunt Valley, MD 21030, was on June 6, 2023 appointed Personal Representative of the estate of Rose Marie Moy, who died on June 1, 2023 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 6th day of December, 2023.

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

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

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

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

RUSSELL W MOY
Personal Representative

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

Estate No. 129504
144826 (6-22,6-29,7-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RITA R DONOVAN

Notice is given that William L'Esperance, whose address is 10218 Griff Drive, Fort Washington, MD 20744, was on February 21, 2023 appointed Personal Representative of the estate of Rita R Donovan who died on January 31, 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 21st day of August, 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.

WILLIAM L'ESPERANCE
Personal Representative

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

Estate No. 128204
144830 (6-22,6-29,7-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE E GREENE

Notice is given that Tiffanee L Greene, whose address is 4901 Bayberry Court, Upper Marlboro, MD 20772, was on May 18, 2023 appointed Personal Representative of the estate of Katherine E Greene who died on March 28, 2023 with a will.

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

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

TIFFANEE L. GREENE
Personal Representative

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

Estate No. 128963
144831 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY DEAN RENRICK

Notice is given that Robin Galery-Todd, whose address is 5409 20th Place, Hyattsville, MD 20782, was on March 8, 2023 appointed Personal Representative of the estate of Shirley Dean Renrick who died on February 3, 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 8th 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.

ROBIN GALERY-TODD
Personal Representative

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

Estate No. 128437
144832 (6-22,6-29,7-6)

LEGALS

**I. William Chase
Attorney-At-Law**

1190 West Northern Parkway
Suite 124
Baltimore, Maryland 21210
410-433-4100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONNA MARIA VALENCIA

Notice is given that Joshua E. Zuberberg, whose address is 1190 West Northern Parkway, Suite 124, Baltimore, Maryland 21210, was on June 16, 2023 appointed Personal Representative of the estate of Donna Maria Valencia, who died on December 26, 2019 without a will.

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

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

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

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

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

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

JOSHUA E. ZUKERBERG
Personal Representative

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

Estate No. 129436
144868 (6-29,7-6,7-13)

Jessica L. Estes, Esq.
ERA Law Group, LLC
20 Ridgely Avenue, Suite 204 Annapolis, Maryland 21401
(410) 919-1790

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCELYN E. BOISSIERE

Notice is given that Winell Belmonte, whose address is 12607 Woodbridge Court, Mitchellville Maryland 20721, was on March 7, 2023 appointed Personal Representative of the estate of Joycelyn E. Boissiere who died on May 20, 2022 with a will.

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

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

WINELL BELFONTE
Personal Representative

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

Estate No. 127536
144873 (6-29,7-6,7-13)

LEGALS

Maria Worthington McKenna, Esquire
Council Baradel Kosmerl & Nolan, P.A.
125 West Street, 4th Floor
Annapolis, Maryland 21401
410-268-6600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ANNIE R. HAMMONDS
AKA ANNIE RUTH HAMMONDS**

Notice is given that Veronica Gale Bolden, whose address is 4504 Harvest Road, Temple Hills, MD 20748, was on April 26, 2023 appointed Personal Representative of the estate of Annie R. Hammonds AKA Annie Ruth Hammonds who died on February 21, 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 26th 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, 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.

VERONICA GALE BOLDEN
Personal Representative

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

Estate No. 129085
144828 (6-22,6-29,7-6)

LEGALS

Kenneth B. Folstein, Chartered
8957 Edmonston Road, Suites A & C
Greenbelt, MD 20770
301-982-3080

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEON A. KUPLIS

Notice is given that Sandra Kuplis Trevathan, whose address is 6239 87th Avenue, New Carrollton, MD 20784, was on June 14, 2023 appointed Personal Representative of the estate of Leon A. Kuplis who died on April 19, 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 December, 2023.

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

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

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

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

SANDRA KUPPLIS TREVATHAN
Personal Representative

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

Estate No. 129316
144871 (6-29,7-6,7-13)

William John Armstrong III, Esquire
1804 Briggs Chaney Road
Silver Spring, MD 20905
301-384-9233

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LESLIE L. HELMICK JR.

Notice is given that Ronald E. Helmick, whose address is 5355 Brookway Apt 4, Columbia, MD 21044, was on June 15, 2023 appointed Personal Representative of the estate of Leslie L. Helmick Jr. who died on March 31, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of December, 2023.

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

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

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

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

RONALD E. HELMICK
Personal Representative

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

Estate No. 129219
144870 (6-29,7-6,7-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAISY MARIE SAUNDERS

Notice is given that Tara Mable, whose address is 2701 Melissa Drive, Fort Washington, MD 20744, was on June 14, 2023 appointed Personal Representative of the estate of Daisy Marie Saunders who died on January 25, 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 December, 2023.

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

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

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

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

TARA MABLE
Personal Representative

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

Estate No. 129616
144835 (6-22,6-29,7-6)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MOSES LING**
Estate No.: 125161

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christina Taylor for judicial probate of the will dated 02/04/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 15, 2023 at 10:30 A.M.**

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

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

144820 (6-22,6-29)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 07/14/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

2018 NISSAN
VIN# 1N4AL3AP8JC194159
JT RESTORATIONS
5849 DEALE CHURCHTON RD
DEALE

LOT#10290
2015 INFINITI
VIN#JN1BV7AR0FM405067
CAMP SPRINGS VALERO
6300 ALLENTOWN RD
CAMP SPRINGS

LOT#10294
1987 CARVER 28' BOAT
MD# 6662 DA
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10296
2019 HYUNDAI
VIN#5NPD84LF3KH480140
OURISMAN HYUNDAI MAZDA
3516 FORT MEADE RD
LAUREL

LOT#10297
2017 HYUNDAI
VIN#5NPE24AF9HH527057
OURISMAN HYUNDAI MAZDA
3516 FORT MEADE RD
LAUREL

LOT#10298
2017 HYUNDAI
VIN#KMHE24L18HA057611
OURISMAN HYUNDAI MAZDA
3516 FORT MEADE RD
LAUREL

LOT#10303
1992 SILVERTON 34' BOAT
MD# 8280 BH
HIN# STNS0018D292
BOWLEY'S MARINA INC
1700 BOWLEY'S QUARTERS RD
MIDDLE RIVER

LOT#10333
2009 FREIGHTLINER
VIN#1FUJA6CK49DAJ2106
GENO'S GARAGE LLC
823 OLD PHILADELPHIA RD
ABERDEEN

LOT#10334
2019 NISSAN
VIN#1N4BL4BV1KN324456
NISSAN ELLICOTT CITY
8569 BALTIMORE NATIONAL PIKE
ELLICOTT CITY

LOT#10335
2011 NISSAN
VIN#JN8AZ1MW6BW176893
NISSAN ELLICOTT CITY
8569 BALTIMORE NATIONAL PIKE
ELLICOTT CITY

LOT#10337
2012 NISSAN
VIN#JN8AZ1MW3CW234346
NISSAN ELLICOTT CITY
8569 BALTIMORE NATIONAL PIKE
ELLICOTT CITY

LOT#10338
2018 NISSAN
VIN#3N1AB7AP3JY330079
NISSAN ELLICOTT CITY
8569 BALTIMORE NATIONAL PIKE
ELLICOTT CITY

LOT#10339
2021 MAZDA
VIN#3MZBPAA7XMM202026
OURISMAN MAZDA OF LAUREL
3518 FORT MEADE RD
LAUREL

LOT#10340
2013 MAZDA
VIN#JM1BL1UP2D1758225
OURISMAN MAZDA OF LAUREL
3518 FORT MEADE RD
LAUREL

LOT#10341
1975 TROJAN 36' BOAT
MD# 8546 Y
HARBORVIEW MARINE CENTER
500 HARBORVIEW DR
BALTIMORE

LOT#10342
1979 PACEMAKER 40' BOAT
MD# 3940 BN
HARBORVIEW MARINE CENTER
500 HARBORVIEW DR
BALTIMORE

LOT#10343
1973 CLIPPER MARINE 25'9"
BOAT
MD# 9772 CH
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10344

1985 CATALINA 25' BOAT
MD# 9933 AP
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10345
1979 C&C YACHTS INC 24' BOAT
MD# 5629 BV
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10346
1977 IRWIN YACHT 26' BOAT
MD# 6602 AB
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10347
1966 KENNER 26' BOAT
MD# 4666 CF
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10350
1969 WHITBY 30' BOAT
MD# 4248 BN
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT# 10351
1983 O'DAY 29'11" BOAT
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10353
2003 BAYLINER 23'9" BOAT
MD# 2218 BT
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10354
1992 BAYLINER 25' BOAT
MD# 4460 CD
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10355
1978 MARINER 28' BOAT
MD# 9994 AC
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10356
1978 HUNTER 27' BOAT
MD# 4172 AT
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10357
1986 BAYLINER 27'5" BOAT
MD# 9866 AM
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10358
1979 TANZER 24'7" BOAT
MD# 112 BK
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10359
1976 CATALINA 21'6" BOAT
MD# 9967 AE
MARYLAND MARINA
3501 RED ROSE FARM RD
MIDDLE RIVER

LOT#10361
2002 PONTIAC
VIN#2G2FV22G222164695
WOODLAWN AUTO REPAIR
6423 WINDSOR MILL RD
GWYNN OAK

LOT#10363
2013 KIA
VIN#KNDJ2A63D7553247
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#10364
2015 ACURA
VIN#5J8TB4H34FL015493
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer Reserves the right
to post a minimum bid.

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

144890 (6-29,7-6)

The
Prince
George's Post
Proudly
Serving
Prince George's
County
Since 1932

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL
HARBOR PROPERTY OWNER'S
ASSOCIATION, INC.

Plaintiff
v.
KRISTEN E BRUNELLE
Defendant(s)

In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-000872

NOTICE is hereby given this 26th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1296.26. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
144888 (6-29,7-6,7-13)

Serving
Prince George's
County Since 1932

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THIS ORDER SAYS, HAVE SOMEONE EXPLAIN IT TO YOU. YOUR RIGHT TO AN ATTORNEY IS EXPLAINED IN PARAGRAPH 3 OF THIS ORDER. IF YOU DO NOT MAKE SURE THAT THE COURT RECEIVES YOUR NOTICE OF OBJECTION ON OR BEFORE THE DEADLINE STATED IN PARAGRAPH 2 OF THIS ORDER, YOU HAVE AGREED TO THE TERMINATION OF YOUR PARENTAL RIGHTS.

SHOW CAUSE ORDER (FOR PUBLICATION)

IN RE ADOPTION OF
LEVEN A.

In the Circuit Court for Prince
George's County, Maryland
CAA22-04535

TO: UNKNOWN FATHER
ADDRESS UNKNOWN

You are hereby notified that:

1. **Filing of Petition**
A Petition has been filed for the Adoption of LEVEN AGYEWAA GYAMMA ANTIWI, born March 4, 2016, in Silver Spring, Maryland

2. **Right to Object; Time for Objection:**
If you wish to object to the adoption, you must file a notice of objection with the Clerk of the Court at:

Circuit Court for Prince
George's County
Courthouse
14735 Main Street
Upper Marlboro, MD 20772
Telephone Number
(301) 952-5206

On or before **30 days** from the date that this Order was published one time in the county of the birth father's last known address or county where Adoption has been filed.

WHETHER THE PETITION REQUESTS ADOPTION OR GUARDIANSHIP, IF YOU DO NOT FILE A NOTICE OF OBJECTION OR A REQUEST FOR AN ATTORNEY BY THE DEADLINE STATED ABOVE, A JUDGMENT TERMINATING PARENTAL RIGHTS MAY BE ENTERED WITHOUT YOUR CONSENT.

3. **Right to an Attorney**
(a) You have the right to consult an attorney and obtain independent legal advice.

(b) An attorney may already have been appointed for you based on statements in the petition. If an attorney has been appointed and has already contacted you, you should

consult with that attorney.

(c) If an attorney has not already contacted you, you may be entitled to have the court appoint an attorney for you if:

(1) you are the person to be adopted and:

(A) you are at least ten years old but are not yet 18; or

(B) you are at least ten years old and have a disability that makes you incapable of consenting to the adoption or of participating effectively in the proceeding.

(2) you are the person to be adopted or the person for whom a guardian is sought and the proceeding involves the involuntary termination of the parental rights of your parents.

(3) you are a parent of the person to be adopted or for whom a guardian is sought and:

(A) you are under 18 years of age; or

(B) because of a disability, you are incapable of consenting to the adoption or guardianship or of participating effectively in the proceeding; or

(C) you object to the adoption and cannot afford to hire an attorney because you are indigent.

IF YOU BELIEVE YOU ARE ENTITLED TO HAVE THE COURT APPOINT AN ATTORNEY FOR YOU AND YOU WANT AN ATTORNEY, YOU MUST NOTIFY THE COURT BEFORE THE TIME YOUR NOTICE OF OBJECTION MUST BE FILED. IF YOU DO NOT MAKE SURE THAT THE COURT RECEIVES YOUR NOTICE OF OBJECTION ON OR BEFORE THE DEADLINE STATED, YOU HAVE AGREED TO A TERMINATION OF YOUR PARENTAL RIGHTS.

(d) If you are a parent of the person to be adopted, you are entitled to consult an attorney chosen by you, even if you are not entitled to an attorney appointed by the court. If you employ an attorney, you may be responsible for any fees and costs charged by that attorney unless this is an adoption proceeding and the adoptive parents agree to pay, or the court orders them to pay all or part of those fees or expenses.

(e) If you wish further information concerning appointment of an attorney by the court or concerning adoption counseling and guidance, you may contact:

ADOPTION COORDINATOR
COURTHOUSE
14735 MAIN STREET
UPPER MARLBORO,
MARYLAND 20772
TELEPHONE NUMBER:
(301) 780-8000

4. **Option to Receive Adoption Counseling**

If this is an adoption proceeding, you also may have the option to receive adoption counseling and guidance. You may have to pay for that service unless the adoptive parents agree to pay or the court orders them to pay all or part of those charges

DATED: 06/23/2023

HERMAN C. DAWSON, JUDGE

144886 (6-29)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL
HARBOR PROPERTY OWNER'S
ASSOCIATION, INC.

Plaintiff
v.

Hanne T. Sweetnam-Boyd
Defendant(s)

In the Circuit Court for
Prince George's County, Maryland
Civil Case No. C-16-CV-23-000856

NOTICE is hereby given this 26th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$13859.87. The property sold herein is One 1,000,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situated within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
144889 (6-29,7-6,7-13)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 11, 2023
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 11, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Solid Waste Advisory Commission:

Mr. Mouhaman S. Kola Reappointment
Term Expiration: 11/5/2024

Ms. Nancy J. Meyer Reappointment
Term Expiration: 11/5/2024

Appointment of the following individuals to the Personnel Board:

Ms. Delores M. Stuckey Reappointment
Term Expiration: 12/5/2026

Ms. Yvonne V. Hefley Reappointment
Term Expiration: 12/5/2026

Ms. Darlene M. Neal Reappointment
Term Expiration: 12/5/2026

Mr. Ike B. Udejiofor, Ph.D. Reappointment
Term Expiration: 12/5/2026

Appointment of the following individuals to the Fair Election Fund Commission:

Ms. Monika L. Jackson Appointment
Senior Citizen Member
Term Expiration: 5/1/2026

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

Mr. Johnathan L. Bolden Reappointment
Volunteer
Term Expiration: 7/1/2025

Mr. Antwan D. Holbert Reappointment
Term Expiration: 7/1/2025

Ms. Vanessa E. Surlis Reappointment
Volunteer
Term Expiration: 7/1/2025

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

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

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

144884 (6-29,7-6)

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

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

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

You must reclaim these vehicles by: **07/14/2023**

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

2014 FORD F350 1FT8W3BT4EEB06052

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

2009 HINO BOX TRUCK VA TX71906 5PVA6JM794S10463

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

2008 CHRYSLER SEBRING	1C3LC55R78N271083
2006 MERCEDES-BENZ CLS CLASS	VA UVF6006 WDDDJ75X16A017069
1995 HONDA CIVIC	MD 3EF0711 2HGJE12265H569376
2022 TESLA Y LONGRANGE	VA TXA6515 7SAYGDEE2NF385924
2011 CHEVROLET SILVERADO	3GCPKSE38BG363961
2019 AUDI QUATTRO	DC GP1529 WA1LAAG66K8022717
2018 NISSAN SENTRA	MD 3D55842 3N1AB7AP5J205715
2006 MERCEDES-BENZ R350	MD 28272CJ 4JGC86586A012409
2008 MAZDA MAZDA 6	CA 6EGA843 1YVHP80C185M48800
2003 BUICK CENTURY	2G4W552J031215762
2006 MERCURY MILAN	MD 9FF2959 3MEHM07ZX7R603588

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

2006 CHRYSLER 300 TX 4351P25 2C3KA53G76H343389

144891 (6-29)

LEGALS

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AND THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL

NOTICE OF INITIATION FOR THE CENTRAL AVENUE – BLUE/SILVER LINE SECTOR PLAN AND SECTIONAL MAP AMENDMENT

On May 30, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-053-2023, authorizing The Maryland-National Capital Park and Planning Commission to prepare a sector plan and concurrent sectional map amendment (SMA) for the Central Avenue – Blue/Silver Line area, which includes a portion of the Town of Capitol Heights and the City of Seat Pleasant. The Council simultaneously approved the goals, concepts, and guidelines and a public participation program for this comprehensive planning project within portions of Planning Areas 72, 75A, and 75B.

The sector plan area is located along the MD 214 (Central Avenue) corridor between Washington, D.C., and I-495 (Capital Beltway). It will focus on the areas in/ around the Capitol Heights, Addison Road-Seat Pleasant, and Morgan Boulevard Metro stations as well as FedExField.

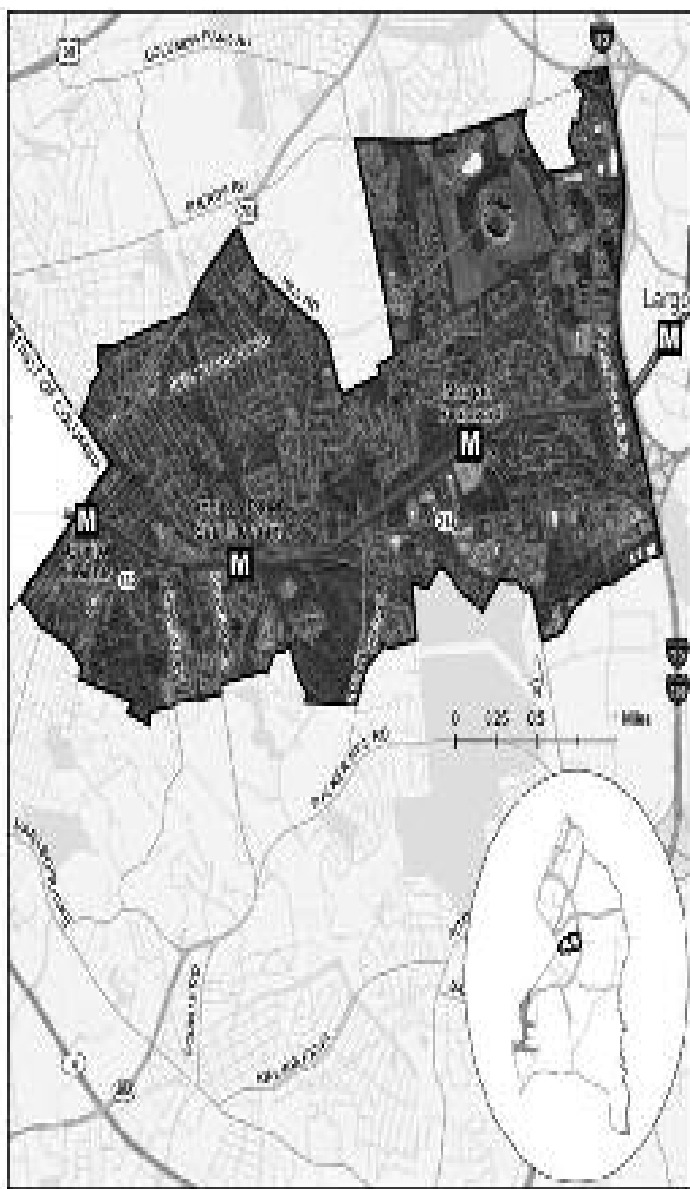
The area's three Metro stations and select properties surrounding them are designated Local Transit Centers by Plan Prince George's 2035 Approved General Plan (Plan 2035). Local Transit Centers are defined by Plan 2035 as mixed-use areas that are well connected by transit, offering local-serving retail, limited office uses with a mixture of medium density housing options. The new sector plan will reflect the vision and goals contained in Plan 2035, including focusing new development in designated centers and preserving existing neighborhoods, and will amend applicable countywide functional master plans.

The purpose of this notice is to inform citizens and property owners that a planning process is now underway in this area and, to facilitate implementation of that sector plan upon its approval. In addition, the District Council has also authorized the preparation of a concurrent SMA. The SMA will provide recommendations for the rezoning of properties where appropriate.

Later this year in Fall 2023, there will be a virtual public open house to inform and educate the public about the SMA process. The exact date and time of this open house will be advertised on the Prince George's County Planning Department's website this Summer 2023. The SMA will be prepared by the Planning Department and released for public review and comment in Fall 2024. Following the public release of the Preliminary Sector Plan and Proposed SMA in Fall 2024, an additional open house will be held to present the highlights of the plan and SMA.

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS: The public participation program will culminate in a joint public hearing of the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board in late Fall 2024 to receive formal public testimony on the Preliminary Sector Plan and Proposed SMA.

Interested citizens are encouraged to participate in the planning process. Public input meetings and events will be scheduled both in-person and online throughout Summer and early Fall 2023. For more information about this ongoing project and how you may get involved, please email the project team at CABL@ppd.mnccppc.org or visit the project's website at ppd.org/blueline.



Sector Plan and SMA Boundary

IF YOUR PROPERTY IS LOCATED WITHIN THE SECTOR PLAN BOUNDARY, APPROVAL OF A NEW SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

If you intend to provide in-person testimony at the Joint Public Hearing on the SMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. As required by law, the completed affidavit must be received by the Clerk of the Council at least **thirty (30) days prior to the joint public hearing on the SMA**. Please note, affidavits will be accepted in electronic format rather than by U.S. mail. Kindly submit completed affidavits to the Council's eComment portal, as follows: <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.

Failure to file a timely affidavit before the date of the joint public hearing on the SMA may prohibit consideration of an intensification of zoning by the District Council. Affidavit forms are available online and may be downloaded at the following website:

Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>
 Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>
 Agent: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is **prohibited by law and must be**

LEGALS

disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available online at the following website:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

For information on State Public Ethics Law requirements concerning affidavits and ex parte disclosure form filings, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf>

For additional information, contact
 The Central Avenue – Blue/Silver Line Planning Team
 M-NCPPC, Prince George's County Planning Department, Community Planning Division
 14741 Governor Oden Bowie Drive
 Upper Marlboro, MD 20772
CABL@ppd.mnccppc.org

BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND
 Thomas E. Dernoga, Chair

ATTEST:
 Donna J. Brown
 Clerk of the County Council

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

ATTEST:
 Gavin Cohen
 Secretary-Treasurer

144847 (6-22,6-29)

LEGALS

COUNTY COUNCIL HEARINGS

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

**TUESDAY, JULY 5, 2023
 COUNCIL HEARING ROOM
 WAYNE K. CURRY ADMINISTRATION BUILDING
 1301 MCCORMICK DRIVE
 LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

10:00 A.M.

Notice is hereby given that on Tuesday, July 5, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Washington Suburban Sanitary Commission:

- Ms. Regina Y. Speed-Bost Reappointment
Term Expiration: 6/1/2027
- Mr. Mark J. Smith Reappointment
Term Expiration: 6/1/2027

Appointment of the following individuals to the Agricultural Resources Advisory Committee:

- Ms. Jennifer S. Cross Appointment
Farm-Bureau member
Term Expiration: 6/30/2024
- Ms. Cheryl Abrams Davis Appointment
Prince George's Association of Realtors
Replacing: Vacant
Term Expiration: 6/30/2026

Appointment of the following individuals to the Housing Authority Board of Commissioners for Prince George's County:

- W. Marshall Knight, II Reappointment
Term Expiration: 10/24/2025
- Regina Miller Nadir Reappointment
Term Expiration: 10/24/2025
- Cherice M. Shannon Reappointment: Tenant Member
Term Expiration: 10/24/2025
- Layton F. Wilson Reappointment
Term Expiration: 10/24/2026

Appointment of the following individuals to the Commission on Fathers, Men and Boys for Prince George's County:

- Ishaq M. Majeed Appointment
Replacing: Mario F. Cisneros
Term Expiration: 10/31/2025
- Manuel Pascual Appointment
Replacing: Michael O. Williams
Term Expiration: 10/31/2026
- Frederick J. Rogers Appointment
Replacing: Allan G. Herring
Term Expiration: 10/31/2025
- Anthony B. Tilghman Appointment
Replacing: Vacant (Christopher Kelly)
Term Expiration: 10/31/2025
- Robert F. Windley Appointment
Replacing: Vacant (David B. Owens)
Term Expiration: 10/31/2026

Appointment of the following individuals to the Commission for Women:

- Jatnna Gomez Appointment
Replacing: Judith "J" Davis
Term Expiration: May 1, 2025
- Cherie Brown Jackson Appointment
Replacing: Carolyn White Washington
Term Expiration: May 1, 2025
- Deidre Jackson Appointment
Replacing: Denise McCain
Term Expiration: May 1, 2024
- Amira O'Neal Appointment
Replacing: Sharon J. Smith
Term Expiration: May 1, 2024

Appointment of the following individuals to the Commission for Veterans:

- Mr. James Childs, Jr. Appointment: AMVETS
Replacing: Andre Martel
Term Expiration: 10/28/2026
- Dr. Gerald D. George Appointment: Marine Corps
Replacing: Vacant
Term Expiration: 10/28/2026
- Mr. Henry W. Harris Appointment: Disabled American

LEGALS

Veterans
 Replacing: Vacant
 Term Expiration: 10/28/2026

Ms. Kimberly V. Lewis, Esq. Reappointment / Public
 Term Expiration: 10/28/2025

Mr. Darrell C. Odom, Sr. Appointment: VFW
 Replacing: Ronald Dickens
 Term Expiration: 10/28/2026

Ms. Ethel L. Sligh Reappointment / Public
 Term Expiration: 10/28/2025

Ms. Lisa L. (nee Alston) Williams Reappointment / Public
 Term Expiration: 10/28/2025

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

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

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

144846 (6-22,6-29)

The Prince George's Post Newspaper

Call

301-627-0900

or

Fax

301-627-6260

LEGALS

Krista N Robertson
4520 East-West Highway, Suite 650
Bethesda, MD 20814
301-986-2200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CATHERINE ROSE MADU

Notice is given that Adaku Nwachukwu, whose address is 42751 Ravenglass Dr, Ashburn, VA 20148 and Chinwenwa O Madu, whose address is 9418 Presley Place, Lanham, MD 20706 were on June 5, 2023 appointed Co-Personal Representatives of the estate of Catherine Rose Madu who died on March 13, 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 co-personal representatives or the attorney.

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

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

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

ADAKU NWACHUKWU
CHINWENWA O MADU
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125116
144756 (6-15,6-22,6-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIMOTHY E SCOTT

Notice is given that Jacqueline A Samuels, whose address is 1304 Dunbar Oaks Drive, Capitol Heights, MD 20743, was on June 7, 2023 appointed Personal Representative of the estate of Timothy E Scott, who died on March 26, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of December, 2023.

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

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

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

JACQUELINE A SAMUELS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129314
144758 (6-15,6-22,6-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRY R MEIL

Notice is given that Joanne M Berger, whose address is 13210 Collingwood Terrace, Silver Spring, MD 20904 and William M Meil, whose address is 2 Park Place, Indiana, PA 15701 were on June 6, 2023 appointed Co-Personal Representatives of the estate of Henry R Meil who died on January 25, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 2023.

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

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

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

JOANNE M BERGER
WILLIAM M MEIL
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128597
144755 (6-15,6-22,6-29)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
MARIA Z. SLOTA**
Estate No.: 122133

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 2, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144815 (6-22,6-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA GALLOWAY

Notice is given that Catina L Webster, whose address is 268 Rumbling Rock Road, Hedgessville, WV 25427, was on June 1, 2023 appointed Personal Representative of the estate of Brenda Galloway, who died on January 5, 1998 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of December, 2023.

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

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

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

CATINA L WEBSTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129471
144759 (6-15,6-22,6-29)

Elena Sallitto Esq
124 South Street, Suite 1
Annapolis, MD 21401
410-268-9246

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHILIP EDWARD WHALEN
AKA: PHILIP E. WHALEN

Notice is given that Wesley C Whalen, whose address is 223 Heathwood Drive, Spartanburg, SC 29307, was on June 6, 2023 appointed Personal Representative of the estate of Philip Edward Whalen AKA: Philip E. Whalen who died on April 7, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 2023.

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

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

WESLEY C WHALEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129398
144754 (6-15,6-22,6-29)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
WILLIE F. TAYLOR**
Estate No.: 121320

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 2, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144813 (6-22,6-29)

LEGALS

Robert Y. Clagett, Attorney
14804 Pratt St.
Upper Marlboro, MD 20772
(301) 627-3325

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Maricopa Superior Court of Maricopa County, Arizona appointed Daniel A. Bean, whose address is 10907 Westphalia Road, Upper Marlboro, MD 20774, as the Personal Representative of the Estate of Sarah J. Bean who died on May 11, 2021 domiciled in Maricopa CO., Arizona.

The Maryland resident agent for service of process is Daniel A. Bean, whose address is 10907 Westphalia Road, Upper Marlboro, MD 20774.

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

UNDIVIDED — 5/36TH INTEREST IN 89.42 ACRES AND IMPROVEMENTS AT 10-907 WESTPHALIA RD., UPPER MARLBORO, MD 20774

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

DANIEL A. BEAN
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 129598
144823 (6-22,6-29,7-6)

LEGALS

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
LAWRENCE KYLER**
Estate No.: 127932

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held August 21, 2023 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144812 (6-22,6-29)

LEGALS

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
DOMINIC GERARD VORV**
Estate No.: 127379

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the copy of the will dated 10/07/2020 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 2, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144816 (6-22,6-29)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**
**14109 SPRINGBRANCH DRIVE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B. Wynn and Carla M. Wynn, dated July 19, 2006, and recorded in Liber 25887 at folio 209 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

**JULY 11, 2023
AT 9:35 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 \$21,000.00 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 # 2011-11099)

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
144797 (6-22,6-29,7-6)

LEGALS

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
ANNA LENA BEZA**
Estate No.: 127224

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Demiece Selby for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 27, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144810 (6-22,6-29)

LEGALS

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**BEFORE THE REGISTER
OF WILLS**
**FOR THE ESTATE OF:
MADELINE F MATZ**
ESTATE NO: 122053

**PUBLIC NOTICE
TO CAVEAT**

TO ALL PERSONS INTERESTED
IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Richard W. Franklin, 8639 Trumps Hill Rd, Upper Marlboro, MD 20772, spouse, and Meegan J. Matz Brown, 12700 Stoney Creek Rd, Potomac, MD, 20854, daughter, challenging the will dated October 8, 2020 or codicil dated October 31, 2020 or both. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
144807 (6-22,6-29)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
STANLEY MANGRUM**
Estate No.: 126970

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Hughie D. Hunt for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held August 7, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144811 (6-22,6-29)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
NELIS DEL VASQUEZ DE
MEDRANO**
Estate No.: 126979

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Fernando Quijano for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held August 7, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144867 (6-29,7-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONOVAN S SMITH

Notice is given that Rodney O Smith, whose address is 11914 Berrybrook Terrace, Upper Marlboro, MD 20772, was on June 1, 2023 appointed Personal Representative of the estate of Donovan S Smith, who died on February 8, 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 1st day of December, 2023.

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

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

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

RODNEY O SMITH
Personal Representative

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
PATRICIA MADDOX-FRANKLIN
Estate No.: 127569

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
VERONICA CATHERINE HUGHES
Estate No.: 127218

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MOSES LING
Estate No.: 125161

ORDER OF PUBLICATION BY POSTING

MARIA ESTER ORELLANA Plaintiff,
vs.
JOSE ADALBERTO DIAZ CANAS Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-002330

ORDERED, ON THIS 15th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, JOSE ADALBERTO DIAZ CANAS, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS and stating that the Defendant's last known address is Miami, Florida, and therefore it is;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 15th day of July, 2023, and it is further;

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

1. By posting notice in one or more newspapers of general circulation published in this county/city for three consecutive weeks and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 15th day of July, 2023, and it is further;

2. By posting a notice three times in a local newspaper in the last known address of the Defendant and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 15th day of July, 2023, and it is further;

ORDERED that the DEFENDANT, JOSE ADALBERTO DIAZ CANAS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th DAY OF AUGUST, 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
144838 (6-22,6-29-7-6)

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

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
CEDRIC LIONEL TRAYLOR, II
Estate No.: 128167

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held August 21, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144821 (6-22,6-29)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ELEASE RENEE HALL
Estate No.: 128168

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal representative.

A VIRTUAL hearing will be held August 21, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144822 (6-22,6-29)

LEGALS

Christopher A. Aragona, Esq.
Oxon Hill Professional Building
6130 Oxon Hill Road, Suite 100
Oxon Hill, Maryland 20745
301-567-1100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PHYLLIS MAE VARGA

Notice is given that Douglas Joseph Varga, whose address is 5311 Coveview Court, Greensboro NC 27407, was on March 20, 2023 appointed Personal Representative of the estate of Phyllis Mae Varga who died on February 17, 2023 with a will.

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

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

DOUGLAS JOSEPH VARGA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128360
144872 (6-29,7-6,7-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
COETA FAYE WITHGOTT

Notice is given that Leslie A Owen, whose address is 3805 Idle Court, Bowie, MD 20715, was on May 16, 2023 appointed Personal Representative of the estate of Coeta Faye Withgott who died on December 7, 2021 with a will. There was a prior small estate proceeding.

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

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

LESLIE A OWEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123890
144875 (6-29,7-6,7-13)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
BEFORE THE REGISTER OF WILLS
FOR THE ESTATE OF:
JAMES ROBERT WILLIAMS
ESTATE NO: 126414

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Andre Williams, 11500 Carriage Crossing Dr, Upper Marlboro, MD 20772, son, and Dwayne Williams, 3612 25th Ave, Temple Hills, MD 20748, son, challenging the will dated March 24, 2000. You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
144808 (6-22,6-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NORA L VALDEZ

Notice is given that Glenn Valdez, whose address is 2347 Sansbury Drive, Chesapeake Beach, MD 20732, was on June 15, 2023 appointed Personal Representative of the estate of Nora L. Valdez who died on March 3, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of December, 2023.

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

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

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

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

GLENN VALDEZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129623
144876 (6-29,7-6,7-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FRANK MATHIS JR

Notice is given that Sharon R Mathis, whose address is 4550 Strutfield Lane #2129, Alexandria, VA 22311, was on June 16, 2023 appointed Personal Representative of the estate of Frank Mathis Jr who died on August 16, 2022 with a will.

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

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

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

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

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

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

SHARON R MATHIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129035
144877 (6-29,7-6,7-13)

NOTICE

KEITH M. YACKO,
Substitute Trustee, et al,
Plaintiffs,

vs.
ESTATE OF JANICE D. SMITH,
ET. AL.,
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 21-02707

ORDERED this 20th day of June, 2023, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 11905 Galaxy Lane, Bowie, MD 20744 mentioned in these proceedings, made and reported Keith M. Yacko, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 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 20th day of July, 2023, next.
The report states the amount of sale to be \$317,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
144858 (6-29,7-6,7-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MILDRED C AWKWARD

Notice is given that Valerie Awkward, whose address is 301 Brad-dock Court, Apt 103, Odenton, MD 21113, was on June 14, 2023 appointed Personal Representative of the estate of Mildred C Awkward who died on November 27, 2022 with a will.

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

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

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

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

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

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

VALERIE AWKWARD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129286
144836 (6-22,6-29,7-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SAMUEL ARCHER JR

Notice is given that Sharon Brock-ett, whose address is 8400 Laura Lane, Forestville, MD 20747, was on June 6, 2023 appointed Personal Representative of the estate of Samuel Archer Jr who died on April 28, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 2023.

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

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

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

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

SHARON BROCKETT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129462
144837 (6-22,6-29,7-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLA Y HOLLAND

Notice is given that Martina Holland, whose address is 1714 Blount Drive, Fort Washington, MD 20744, was on May 2, 2023 appointed Personal Representative of the estate of Carla Y Holland, who died on February 10, 2023 without a will.

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

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

MARTINA HOLLAND
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128797
144869 (6-29,7-6,7-13)

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 03/16/2016 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 15, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
144817 (6-22,6-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BYRON JAMES THOMAS

Notice is given that Josephine P Thomas, whose address is 12910 Glynis Road, Clinton, MD 20735, was on June 8, 2023 appointed Personal Representative of the estate of Byron James Thomas 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 8th day of December, 2023.

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

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

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

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

JOSEPHINE THOMAS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129426
144833 (6-22,6-29,7-6)

ORDER OF PUBLICATION BY POSTING

JUAN PABLO FLORES SEGURA Plaintiff,
vs.
EREYDA FLORES BARRIENTOS Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-004075

ORDERED, ON THIS 16th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, EREYDA FLORES BARRIENTOS, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY OF MINORS and a MOTION FOR FACTUAL FINDINGS PURSUANT TO MD FL § 1-201(b)(10) and stating that the Defendant's last known address is ALDEA SAN PACQUIAO, MATAQUESCUINTLA, JALAPA, GUATEMALA, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, EREYDA FLORES BARRIENTOS, 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 16th day of July, 2023, and it is further;

ORDERED that the DEFENDANT, EREYDA FLORES BARRIENTOS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF AUGUST, 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
144845 (6-22,6-29,7-6)

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