

**LEGALS**

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

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

**9815 DOUBLETREE LANE  
SPRINGDALE, MD 20774**

By authority contained in a Deed of Trust dated June 24, 2003 and recorded in Liber 17731, Folio 206, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**FEBRUARY 13, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$18,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146354 (1-25,2-1,2-8)

**LEGALS**

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

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

**12809 MARCIA PLACE  
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated June 10, 2020 and recorded in Liber 43763, Folio 266, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**FEBRUARY 13, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146355 (1-25,2-1,2-8)

**LEGALS**

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALICE KERNS DARBY  
AKA ALICE K DARBY**

Notice is given that Nia Evans, formerly known as Nia Francis, whose address is 8005 Grammercy Blvd, Apt 519, Derwood, MD 20855, was on January 4, 2024 appointed Personal Representative of the estate of Alice Kerns Darby AKA Alice K Darby who died on September 12, 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 4th day of July, 2024.

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

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

**NIA EVANS, FORMERLY  
KNOWN AS NIA FRANCIS**  
Personal Representative

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

Estate No. 130910  
146309 (1-18,1-25,2-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**THOMAS BERRY JR**

Notice is given that Jerelyn Berry, whose address is 16111 Manning Road West, Accokeek, MD 20607, was on January 17, 2024 appointed personal representative of the small estate of Thomas Berry Jr, who died on January 4, 2024 without a will.

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

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

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

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

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

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

**JERELYN BERRY**  
Personal Representative

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

Estate No. 131799  
146339 (1-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WARDELL SEWELL**

Notice is given that Catherine Taylor, whose address is PO Box 504, Port Norris, NJ 08349, was on January 11, 2024 appointed Personal Representative of the estate of Wardell Sewell who died on December 18, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of July, 2024.

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

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

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

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

**CATHERINE TAYLOR**  
Personal Representative

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

Estate No. 131904  
146346 (1-25,2-1,2-8)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**TERRANCE GREGORY OVERTON**

Notice is given that Tara Overton, whose address is 1105 Kings Heather Drive, Bowie, Maryland 20721, was on January 11, 2024 appointed personal representative of the small estate of Terrance Gregory Overton, who died on October 28, 2023 without a will.

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

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

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

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

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

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

**TARA OVERTON**  
Personal Representative

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

Estate No. 131860  
146338 (1-25)

**NOTICE**

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

vs.

Estate of Sean C. Brown  
Defendant

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

**CIVIL NO. C-16-CV-23-003691**

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 9 Barberrry Court #40-5, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of February, 2024, next.

The report states the amount of sale to be \$200,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

146319 (1-18,1-25,2-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN P PUFFETT JR**

Notice is given that Michael E Puffett, whose address is 6317 Snug Harbor Road, East New Market, MD 21631, was on January 3, 2024 appointed Personal Representative of the estate of John P Puffett Jr, who died on October 25, 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 3rd day of July, 2024.

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

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

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

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

**MICHAEL E PUFFETT**  
Personal Representative

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

Estate No. 131187  
146303 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY VIRGINIA OATES**

Notice is given that Rashad Oates, whose address is 911 Postwick Place, Bowie, MD 20716, was on January 3, 2024 appointed Personal Representative of the estate of Shirley Virginia Oates who died on December 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 3rd day of July, 2024.

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

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

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

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

**RASHAD OATES**  
Personal Representative

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

Estate No. 131849  
146311 (1-18,1-25,2-1)

**NOTICE**

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

vs.

Estate of Joseph A Giovannoni and  
Sherry L Giovannoni  
Defendants

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

**CIVIL NO. C-16-CV-23-002759**

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 15106 Reserve Road, Accokeek, Maryland 20607 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of February, 2024, next.

The report states the amount of sale to be \$324,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

146320 (1-18,1-25,2-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VALERIE WRIGHT**

Notice is given that Flossie Simpson whose address is 4202 19th Avenue, Temple Hills, MD 20748, was on December 26, 2023 appointed Personal Representative of the estate of Valerie Wright, who died on August 30, 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 26th day of June, 2024.

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

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

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

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

**FLOSSIE SIMPSON**  
Personal Representative

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

Estate No. 131124  
146343 (1-25,2-1,2-8)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN ROBERT FOSTER**

Notice is given that Deborah K. Allinson whose address is 17547 General Lee Drive, Sharpsburg, MD 21782, was on January 8, 2024 appointed Personal Representative of the estate of John Robert Foster, who died on April 25, 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 July, 2024.

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

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

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

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

**DEBORAH K. ALLINSON**  
Personal Representative

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

Estate No. 131171  
146348 (1-25,2-1,2-8)

**NOTICE**

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

vs.

Elizabeth Chungong aka Elizabeth  
Chungong Katta  
Defendant

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

**CIVIL NO. CAEF21-01621**

ORDERED, this 11th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7651 South Arbory Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 12th day of February, 2024, next.

The report states the amount of sale to be \$220,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

146318 (1-18,1-25,2-1)

**The  
Prince  
George's Post**

*Your Newspaper  
of Legal Record*

*Serving Prince George's County Since 1932*

**LEGLALS**

PRINCE GEORGE'S COUNTY, MARYLAND  
**WAGE DETERMINATION BOARD**  
 1400 McCormick Drive, Room 336  
 Largo, Maryland 20774  
 (301) 883-6255  
[prevailingwage@co.pg.md.us](mailto:prevailingwage@co.pg.md.us)

**PREVAILING Highway CONSTRUCTION WAGE RATES**

On January 12, 2024, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works highway construction projects bid effective January 2024.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Section 2-247 through 2-253.5 inclusive.

	Basic Hourly Rate	Fringe Rate
Bridge Painter	\$41.68	\$15.08
Bricklayer	\$20.00	\$12.84
Carpenter	\$34.00	\$12.84
Cement Mason	\$28.23	\$9.96
Concrete Tender	\$19.00	\$0.00
Electrician	\$43.20	\$16.62
Ironworker Reinforcing	\$29.00	\$23.32
Ironworker Structural	\$34.85	\$25.17
Laborer (Skilled):		
Air Tool Operator	\$29.47	\$9.10
Asphalt Paver	\$29.47	\$9.10
Asphalt Raker	\$29.47	\$9.10
Concrete Tender	\$29.47	\$9.10
Finisher - Concrete/Cement	\$29.47	\$9.10
Flagger	\$29.47	\$9.10
Form Setter	\$29.47	\$9.10
Luteman	\$29.47	\$9.10
Pipelayer	\$29.47	\$9.10
Roller	\$29.47	\$9.10
Skid Steer (Bobcat)	\$29.47	\$9.10
Tamber	\$29.47	\$9.10
Laborer (Unskilled/Common)	\$28.10	\$9.01
Milling Machine	\$24.29	\$6.00
Millwright	\$35.00	\$13.49
Painter	\$45.00	\$21.43
Screedman/Raker	\$26.00	\$7.09
Stone Mason	\$40.81	\$18.88
Terrazzo Finisher, Marble & Tile	\$25.81	\$11.66
Truck Driver - Dump Truck	\$22.57	\$0.00
Truck Driver Tractor Trailer	\$21.88	\$2.28
<b>Power Equipment Operators:</b>		
Asphalt Distributor, Liquid	\$18.45	\$5.75
Backhoe Operator	\$28.00	\$6.87
Boom Truck	\$23.78	\$6.87
Bulldozer	\$28.50	\$7.70
Crane	\$25.29	\$6.30
Excavator	\$30.00	\$7.70
Gradall	\$27.00	\$6.87
Grader	\$23.15	\$1.78
Loader	\$23.00	\$7.70
Mechanic	\$26.16	\$6.87
Oiler	\$19.50	\$1.78
Paver	\$23.78	\$6.87
Piledriver	\$31.89	\$11.98
Roller, Base	\$23.62	\$7.70
Roller, Finish	\$20.00	\$2.50
Scraper	\$19.25	\$3.97
Sweeper	\$19.50	\$0.00

146353 (1-25)

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

**LEGLALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
 vs. Plaintiff,

MAE HELEN BROWN W SPRUILL  
 Prince George's County, Maryland  
 Occupant  
 Unknown Owners

ALL OTHER PERSONS THAT  
 HAVE OR CLAIM TO HAVE ANY  
 INTEREST IN THE PROPERTY  
 2110 DUPONT AVE, SUTTLAND,  
 MD 20746, Parcel No. 06-0647941,  
 And

ANY UNKNOWN OWNER OF  
 THE PROPERTY 2110 DUPONT  
 AVE, SUTTLAND, MD 20746, Parcel  
 No. 06-0647941, the unknown  
 owner's heirs, devisees, and personal  
 representatives and their or  
 any of their heirs, devisees, execu-  
 tors, administrators, grantees, as-  
 signs or successors in right, title and  
 interest.  
 Defendants.

**In the Circuit Court for  
 Prince George's County, Maryland  
 Case No. C-16-CV-24-00098**

The object of this proceeding is to  
 secure the foreclosure of all rights of  
 redemption in the following prop-  
 erty Parcel Identification Number  
 06-0647941 in Prince George's  
 County, sold by the Collector of  
 Taxes for Prince George's County  
 and the State of Maryland to the  
 plaintiff in this proceeding:

LOTS 38.39.40 6,000.0000 Sq. Ft. &  
 Imps. Dupont Heights Blk 13

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

It is thereupon this 8th day of Jan-  
 uary, 2024, by the Circuit Court for  
 Prince George's County, 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 3 successive weeks, warn-  
 ing all persons interested in the  
 property to appear in this Court by  
 the 12th day of March, 2024, and  
 redeem the property with Parcel Iden-  
 tification Number 06-0647941 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

146283 (1-18,1-25,2-1)

**NOTICE**

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

Estate of Marjorie A. Breedlove  
 Defendant

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

**CIVIL NO. C-16-CV-23-004438**

ORDERED, this 17th day of Janu-  
 ary, 2024 by the Circuit Court of  
 PRINCE GEORGE'S COUNTY,  
 Maryland, that the sale of the prop-  
 erty at 7302 Barlowe Road, Hy-  
 attsville, Maryland 20785  
 mentioned in these proceedings,  
 made and reported by Laura H.G.  
 O'Sullivan, et al., Substitute  
 Trustees, be ratified and confirmed,  
 unless cause to the contrary thereof  
 be shown on or before the 19th day  
 of February, 2024 next, provided a  
 copy of this notice be inserted in  
 some newspaper published in said  
 County once in each of three suc-  
 cessive weeks before the 19th day of  
 February, 2024, next.

The report states the amount of  
 sale to be \$123,000.00.

MAHASIN EL AMIN  
 Clerk of the Circuit Court  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 146335 (1-25,2-1,2-8)

**IN THE CIRCUIT COURT FOR  
 FREDERICK COUNTY,  
 MARYLAND**

**IN RE ADOPTION OF**

JALEN M.

**Case No. C-10-FM-23-001157**

**NOTICE**

To: **DAWSON CHESTNUT**

You are hereby notified that an  
 adoption case has been filed in the  
 Circuit Court for Frederick County,  
 MD, Case No. C-10-FM-23-001157.  
 All persons who believe themselves  
 to be parents of a male child born on  
 July 24, 2007, in Alabaster, AL to  
 Ryana Mainess, D.O.B. 09-24-1986  
 and Dawson Chestnut, D.O.B. un-  
 known, shall file a written response.  
 A copy of the Show Cause Order  
 may be obtained from the Clerk's  
 Office at 100 W. Patrick Street, Fred-  
 erick, MD 21701 and 301-600-1976.  
 If you do not file a written objection  
 by 60 days of this publication, you  
 will have agreed to the permanent  
 loss of your parental rights to this  
 child.

Sandra K. Dalton, Clerk of the  
 Circuit Court for  
 Frederick County, MD

146337 (1-25)

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

P.O. Box 1729  
 Upper Marlboro, Maryland 20773

**In The Estate Of:  
 ELLEN SANFORD BALKO**  
 AKA: FLORENCE ELLEN  
 SANFORD BALKO  
 Estate No.: 127971

**NOTICE OF  
 JUDICIAL PROBATE**

To all Persons Interested in the  
 above estate:

You are hereby notified that a pe-  
 tition has been filed by Mary Ellen  
 Rollins for judicial probate of the  
 will dated April 26, 2013, and for the  
 appointment of a personal representa-  
 tive.

A hearing will be held at 14735  
 Main Street, Room D4010, Upper  
 Marlboro, MD on **February 28, 2024**  
**at 10:30 A.M.**

This hearing may be transferred or  
 postponed to a subsequent time.  
 Further information may be ob-  
 tained 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

146340 (1-25,2-1)

**LEGLALS**

**NOTICE**

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

Ramon Palen,  
 a/k/a Ramon Palin

AND  
 Rosmary Qrihuela,  
 a/k/a Rosmary Orihuela Gil

2505 Navahoe Street  
 Hyattsville, MD 20783  
 Defendants

**In the Circuit Court for Prince  
 George's County, Maryland  
 Case No. C-16-CV-23-003126**

Notice is hereby given this 12th  
 day of January, 2024, by the Circuit  
 Court for Prince George's County,  
 that the sale of the property men-  
 tioned in these proceedings, made  
 and reported, will be ratified and  
 confirmed, unless cause to the con-  
 trary thereof be shown on or before  
 the 12th day of February, 2024, pro-  
 vided a copy of this notice be pub-  
 lished in a newspaper of general  
 circulation in Prince George's  
 County, once in each of three suc-  
 cessive weeks before the 12th day of  
 February, 2024.

The Report of Sale states the  
 amount of the foreclosure sale price  
 to be \$354,700.00. The property sold  
 herein is known as 2505 Navahoe  
 Street, Hyattsville, MD 20783.

MAHASIN EL AMIN  
 Clerk of the Circuit Court  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 146331 (1-25,2-1,2-8)

**LEGLALS**

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**ANDRES RODRIGUEZ**

Notice is given that Margarita Ro-  
 driguez whose address is 7538 Ard-  
 wick Ardmore Road, Hyattsville,  
 MD 20784, was on January 12, 2024  
 appointed Personal Representative  
 of the estate of Andres Rodriguez,  
 who died on December 16, 2023  
 without a will.

Further information can be ob-  
 tained by reviewing the estate file  
 in the office of the Register of Wills or  
 by contacting the personal represen-  
 tative or the attorney.

All persons having any objection  
 to the appointment (or to the pro-  
 bate of the decedent's will) shall file  
 their objections with the Register of  
 Wills on or before the 12th day of  
 July, 2024.

Any person having a claim against  
 the decedent must present the claim  
 to the undersigned personal repre-  
 sentative or file it with the Register  
 of Wills with a copy to the under-  
 signed, 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 ob-  
 tained from the Register of Wills.

MARGARITA RODRIGUEZ  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 131922

146342 (1-25,2-1,2-8)

**LEGLALS**

Jamie K. Blair  
 Jackson & Campbell, PC  
 2300 N Street, NW, Suite 300  
 Washington, DC 20037  
 202-457-1629

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**GERALDINE JENNESS**

Notice is given that Robert D.  
 Haynes, whose address is 2104 Flo-  
 ral Park Road, Clinton, MD 20735,  
 was on January 8, 2024 appointed  
 Personal Representative of the es-  
 tate of Geraldine Jenness, who died  
 on June 6, 2020 without a will.

Further information can be ob-  
 tained by reviewing the estate file in  
 the office of the Register of Wills or  
 by contacting the personal represen-  
 tative or the attorney.

All persons having any objection  
 to the appointment (or to the pro-  
 bate of the decedent's will) shall file  
 their objections with the Register of  
 Wills on or before the 8th day of  
 July, 2024.

Any person having a claim against  
 the decedent must present the claim  
 to the undersigned personal repre-  
 sentative or file it with the Register  
 of Wills with a copy to the under-  
 signed, 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 ob-  
 tained from the Register of Wills.

ROBERT D. HAYNES  
 Personal Representative

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

Estate No. 129425

146341 (1-25,2-1,2-8)

**LEGLALS**

Erica A. R. Redmond, Esq.  
 Frame & Frame  
 8562 Fort Smallwood Road  
 Pasadena, MD 21122  
 410-255-0373

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**GERALDINE MARKEN  
 A/K/A GERALDINE VIRGINIA  
 MARKEN**

Notice is given that Mary-Jeanne  
 Marken, whose address is 4181  
 Carvel Lane, Edgewater, MD 21037,  
 was on January 8, 2024 appointed  
 Personal Representative of the estate  
 of Geraldine Marken A/K/A Gerdal-  
 dine Virginia Marken who died on  
 August 12, 2023 with a will.

Further information can be ob-  
 tained by reviewing the estate file  
 in the office of the Register of Wills or  
 by contacting the personal represen-  
 tative or the attorney.

All persons having any objection  
 to the appointment (or to the pro-  
 bate of the decedent's will) shall file  
 their objections with the Register of  
 Wills on or before the 8th day of  
 July, 2024.

Any person having a claim against  
 the decedent must present the claim  
 to the undersigned personal repre-  
 sentative or file it with the Register  
 of Wills with a copy to the under-  
 signed, 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 ob-  
 tained from the Register of Wills.

MARY-JEANNE MARKEN  
 Personal Representative

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

Estate No. 131485

146344 (1-25,2-1,2-8)

**PRINCE GEORGE'S COUNTY  
 GOVERNMENT**

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

**REGULAR SESSION**

**FEBRUARY 7, 2024**

1. t/a Southern Avenue Liquors,  
 Sahaj S. Dhillon, Member-Man-  
 ager, Class A, Beer, Wine and  
 Liquor, 4259 S Avenue Spirits,  
 LLC, 4259 Southern Avenue,  
 Capitol Heights Maryland 20743.  
 – Request for a Special Sunday  
 Sales Permit. Represented by  
 Robert Kim, Esquire.

2. t/a Mix and Mingle Coffee  
 Lounge, Chandra Moore, Presi-  
 dent, Tara Pendergrast, Shannon  
 Jordan, Secretary, Class B, Beer,  
 Wine and Liquor, Mix and Mingle,  
 Inc., 8923 Woodyard Road,  
 Clinton, Maryland. – Request for  
 a Special Entertainment Permit.

3. Patrick Nwaokwu, Managing  
 Member, t/a GQ Palace, 8833  
 Greenbelt Road, Greenbelt, Mary-  
 land 20770, Class B, Beer, Wine  
 and Liquor For a decision on  
 your fine for violation of RR #9,  
 No licensee, his/her agent, or em-  
 ployee shall allow consumption  
 or possession of alcoholic bever-  
 ages by patrons on the licensed  
 premises during the hours when  
 such sales or consumption is not  
 allowed by the Rules and Regula-  
 tions for Prince George's County.  
 To wit: that on December 3, 2023,  
 at approximately 1:30am, Inspec-  
 tor North, entered GQ Palace (un-  
 dercover) located at 8833  
 Greenbelt Road, Greenbelt, MD  
 20770. Inspector North purchased  
 a drink at 2:58am and stayed at  
 the establishment until approxi-  
 mately 3:20am, and he noticed  
 patrons were still being served al-  
 cohool at the time. This is a viola-  
 tion of RR #9 selling, furnishing,  
 dispensing alcoholic beverages  
 after 3:00am. There is a prior viola-  
 tion of RR #9, Consumption of  
 Bottled Goods on Licensed Premises  
 on 7/31/2022 a fine of  
 7,500.00. The licensee is subject to  
 all potential penalties identified  
 in the Alcoholic Beverage Article,  
 Rule 26 of the Rules and Regula-  
 tions for Prince George's County  
 and any other provision(s) gov-  
 erning said license, which may  
 include other violation(s) iden-  
 tified at the hearing.

4. Rhonda Hall, Managing Member,  
 Ladies 1st Cigars, 402 Coventry  
 Way, Clinton, Maryland 20735,  
 Class B, Beer, Wine and Liquor,  
 is summoned to show cause for an  
 alleged violation of an alleged viola-  
 tion of RR #58 A(2) and A(5)  
 There shall be employed a suffi-  
 cient number of chefs and /or  
 cooks to prepare food at all hours  
 that the establishment is open.  
 The licensee shall not deviate  
 from the operating conditions al-  
 lowed and defined by the Board  
 concerning the operation of the  
 restaurant. The operating condi-  
 tions of the establishment include  
 but are not limited to the hours of  
 operation, type of menu, avail-  
 ability of food, and the number of  
 tables and chairs provided for pa-  
 trons. & RR #37(E) Change in  
 Mode of Operation (Permitting  
 smoking in the establishment) To  
 wit: on Thursday, November 30,  
 2023, at approximately 10:00pm,  
 Inspector Farmer-Johnson of the  
 Board of License Commissioners  
 entered the Ladies First Cigars,  
 located 6402 Coventry Way, Clin-  
 ton, MD. While inside she or-  
 dered food but was advised the  
 chef left and that they had no  
 food to offer. Also, Inspector  
 Farmer-Johnson noticed patrons  
 smoking cigars inside the estab-  
 lishment. This is a direct violation  
 of RR# 58 A(2) and A(5). Also,  
 a violation of RR #37 (E) Changing  
 mode of Operation. The licensee  
 is subject to all potential penalties  
 identified in the Alcoholic Bever-  
 age Article, Rule 26 of the Rules  
 and Regulations for Prince  
 George's County and any other  
 provision(s) governing said li-  
 cense, which may include other  
 violation(s) identified at the hear-  
 ing. Continued from January 10,  
 2024, Regular Session Hearing.

**A virtual hearing will be held via  
 Zoom at 7:00 p.m. on Wednesday,  
 January 10, 2024. If you would like  
 to attend, the link to the virtual  
 hearing will be available one week  
 prior on the BOLC's website at  
<http://bolc.mypgcs.us> or you may  
 email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request  
 the link. Additional information  
 may be obtained by contacting the  
 Board's Office at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
 Terence Sheppard  
 Director  
 January





**LEGALS**

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

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

6810 PICKETT DRIVE  
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Charles E. Lynch, dated July 20, 2018, and recorded in Liber 41191 at folio 470 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 6, 2024  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600027)

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

146271 (1-18,1-25,2-1)

**LEGALS**

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

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

4728 QUADRANT STREET  
CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Joseph Mcneil, Sr., dated July 19, 2013, and recorded in Liber 35242 at folio 472 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 6, 2024  
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602360)

**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

146272 (1-18,1-25,2-1)

**LEGALS**

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

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

12512 KINGSVIEW STREET  
BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Prince A. Surry and Dmarko M. Brown, dated March 4, 2015, and recorded in Liber 36809 at folio 367 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 6, 2024  
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 \$38,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600795)

**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

146273 (1-18,1-25,2-1)

**LEGALS**

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

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

**THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY  
RIGHT OF REDEMPTION BY THE INTERNAL  
REVENUE SERVICE.**

5734 MIDDLETON LANE  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Lawrence Z. Garrison, dated June 21, 2006, and recorded in Liber 28928 at folio 475 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**FEBRUARY 13, 2024  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601431)

**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

146330 (1-25,2-1,2-8)

**LEGALS**

**PRINCE GEORGE'S COUNTY, MARYLAND  
WAGE DETERMINATION BOARD  
1400 McCormick Drive, Room 336  
Largo, Maryland 20774  
301-883-6255  
prevailingwage@co.pg.md.us**

**PREVAILING Building CONSTRUCTION WAGE RATES**

On January 12, 2024, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid effective January 2024.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Section 2-247 through 2-253.5 inclusive.

	Basic Hourly Rate	Fringe Rate
Asbestos Worker	\$39.27	\$19.42
Boilermaker	\$38.76	\$17.51
Bricklayer	\$36.50	\$13.77
Carpenter	\$30.34	\$14.01
Caulker	\$20.30	\$4.80
Cement Mason	\$28.15	\$10.58
Communication Technician	\$30.62	\$11.64
Drywall Finisher	\$25.20	\$10.42
Electrician	\$52.00	\$20.95
Elevator Construction Mechanic	\$50.27	\$41.50
Fire-proofer: Handler	\$18.90	\$4.89
Fire Proofer: Mixer/Pumper	\$20.83	\$4.89
Fire Proofer: Sprayer	\$25.17	\$4.89
Firestopper (Asbestos Worker)	\$29.41	\$9.48
Glazier	\$29.92	\$13.50
Ironworker Structural	\$34.85	\$25.17
Ironworker Reinforcing	\$29.00	\$21.37
Laborer (Skilled):	\$28.10	\$9.01
Air Tool Operator	\$28.10	\$9.01
Asphalt Paver	\$28.10	\$9.01
Asphalt Raker	\$28.10	\$9.01
Concrete Tender	\$28.10	\$9.01
Finisher – Concrete/Cement	\$28.10	\$9.01
Flagger	\$28.10	\$9.01
Hazardous Material Handler	\$28.10	\$9.01
Luteman	\$28.10	\$9.01
Pipelayer	\$28.10	\$9.01
Skid Steer (Bobcat)	\$28.10	\$9.01
Tamper	\$28.10	\$9.01
Laborer (Unskilled/Common)	\$26.97	\$8.35
Mason Tender	\$16.60	\$6.81
Millwright	\$37.00	\$14.64
Painter (Industrial)	\$33.05	\$14.28
Plumber	\$48.00	\$21.17
Roofer	\$32.26	\$14.71
Sheetmetal Worker	\$45.37	\$23.53
Soft Floor Layer	\$32.08	\$14.39
Sprinkler Fitter	\$37.15	\$19.49
Steamfitter / Pipefitter (Includes HVAC)	\$47.98	\$23.69
Stone Mason	\$43.16	\$20.48
Terrazzo Finisher, Marble & Tile	\$27.68	\$11.83
Terrazzo Worker, Marble & Tile	\$33.41	\$12.87
Truck Driver – Dump Truck	\$22.00	\$0.00
Truck Driver	\$26.00	\$8.95
<b>Power Equipment Operators:</b>		
Backhoe	\$23.78	\$6.87
Boom Truck	\$34.08	\$9.80
Bulldozer	\$30.50	\$3.54
Concrete Pump	\$19.48	\$9.59
Crane (Tower Crane)	\$41.12	\$11.40
Drill Rig	\$40.45	\$11.07
Excavator	\$33.98	\$11.07
ForkLift	\$20.22	\$6.81
Gradall	\$26.00	\$6.87
Loader	\$29.30	\$8.65
Mechanic	\$28.28	\$7.74
Painter	\$26.00	\$11.42
Paver	\$23.78	\$6.87
Piledriver	\$33.07	\$12.30
Plasterer	\$29.70	\$7.48
Roller	\$22.07	\$7.50
Scraper	\$22.10	\$5.12

146352 (1-25)

**LEGALS**

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

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

3501 43RD AVENUE  
BRENTWOOD, MD 20722

By authority contained in a Deed of Trust dated July 17, 2006 and recorded in Liber 25668, Folio 328, modified by Loan Modification Agreement recorded on June 24, 2021, at Liber No. A5739, Folio 348, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$248,500.00, and an interest rate of 2.990%, 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

**FEBRUARY 13, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

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

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

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

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

146329 (1-25,2-1,2-8)



**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

MELVIN F WINGO  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

RHEBA WINGO  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9102 UTICA PL, UPPER MARLBORO, MD 20774, Parcel No. 20-2279081,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9102 UTICA PL, UPPER MARLBORO, MD 20774, Parcel No. 20-2279081, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-24-00005**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2279081 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

11,080.0000 Sq. Ft. & Imps. Springdale Lot 7 Blk H

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2279081 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  
146233 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

ATMAN OGR INC  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9710 THORNCREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414695,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9710 THORNCREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414695, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005895**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3414695 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

2.1400 Acres. Jackson Estates Lot 3

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 05-3414695 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  
146250 (1-11,1-18,1-25)

**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

HENOC MESKELU  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5402 85TH AVE, CONDO UNIT: 104, HYATTSVILLE, MD 20784, Parcel No. 20-2239697,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5402 85TH AVE, CONDO UNIT: 104, HYATTSVILLE, MD 20784, Parcel No. 20-2239697, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-24-00009**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2239697 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

Unit 5402-104 1,918.0000 Sq.Ft. & Imps. Carrolan Gardens

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2239697 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  
146235 (1-11,1-18,1-25)

**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

EMMA BONDS ROBINSON & PHAON BONDS  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3600 JEFF RD, UPPER MARLBORO, MD 20774, Parcel No. 20-2200509,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3600 JEFF RD, UPPER MARLBORO, MD 20774, Parcel No. 20-2200509, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005879**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2200509 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

TDT S/B 1-14-10 L31336 F246 8,645.0000 Sq. Ft. & Imps. Tyrol Estates Lot 63 Blk D

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2200509 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  
146241 (1-11,1-18,1-25)

**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

FRANQUIS VILLATORO & MILTON CARBAJAL  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3636 COUSINS DR, UPPER MARLBORO, MD 20774, Parcel No. 20-2215713,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3636 COUSINS DR, UPPER MARLBORO, MD 20774, Parcel No. 20-2215713, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-24-00010**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-2215713 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

8,635.0000 Sq. Ft. & Imps. Armore Estates Lot 19 Blk B

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 20-2215713 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  
146236 (1-11,1-18,1-25)

**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

KAREN M R SCHLEGEL  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4031 INGRAHAM ST, HYATTSVILLE, MD 20781, Parcel No. 16-1819044,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4031 INGRAHAM ST, HYATTSVILLE, MD 20781, Parcel No. 16-1819044, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005881**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 16-1819044 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

5,825.0000 Sq. Ft. & Imps. Hyattsville Hills Lot 23 Blk 3

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 16-1819044 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  
146243 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

HARRY L PICKETT  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 121 PANORAMA DR, OXON HILL, MD 20745, Parcel No. 12-1236413,

And

ANY UNKNOWN OWNER OF THE PROPERTY 121 PANORAMA DR, OXON HILL, MD 20745, Parcel No. 12-1236413, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005873**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1236413 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

37,685.0000 Sq. Ft. & Imps. Potomac Vista Lot 9 Blk E

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 12-1236413 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  
146238 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC Plaintiff,  
vs.

R & D GENERAL PARTNERSHIP  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

RONALD S & SHARON B DEUTSCH  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3928 WARNER AVE, HYATTSVILLE, MD 20784, Parcel No. 02-0142422,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3928 WARNER AVE, HYATTSVILLE, MD 20784, Parcel No. 02-0142422, 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.

Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005885**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0142422 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

1,500.0000 Sq. Ft. & Imps. Landover Estates Lot 13 Blk 13A

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0142422 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  
146244 (1-11,1-18,1-25)

**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
BEVERLY J STANCIL  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6004 HAWTHORNE ST, LANDOVER, MD 20785, Parcel No. 02-0175588,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 6004 HAWTHORNE ST, LANDOVER, MD 20785, Parcel No. 02-0175588, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005888**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0175588 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

6,107.0000 Sq. Ft. & Imps. Cheverly Lot 1463 Blk 62

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0175588 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  
146246 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
MILITARY AND AEROSPACE SALES LLC  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9841 GREENBELT RD UNIT G-3, LANHAM, MD 20706, Parcel No. 14-3119997,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 9841 GREENBELT RD UNIT G-3, LANHAM, MD 20706, Parcel No. 14-3119997, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005897**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 14-3119997 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

PHASE THREE / UNIT G-3 1,299.0000 Sq. Ft. & Imps. Greenbelt Office C

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 14-3119997 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  
146252 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
SERENADA RAFAILA  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7003 BEACON LIGHT RD, RIVERDALE, MD 20737, Parcel No. 02-0188771,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 7003 BEACON LIGHT RD, RIVERDALE, MD 20737, Parcel No. 02-0188771, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005890**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0188771 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

7500 SQ FT BK MD ICE CO 7,492.0000 Sq. Ft.

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 02-0188771 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  
146247 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
FRANCISCA LEDESMA & ARACELIS DE LOS SANTO  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7996 RIGGS RD UNIT 7996, HYATTSVILLE, MD 20783, Parcel No. 17-1888601,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 7996 RIGGS RD UNIT 7996, HYATTSVILLE, MD 20783, Parcel No. 17-1888601, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005900**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1888601 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

UNIT 7996 2,575.0000 Sq. Ft. & Imps. Serene Townhouse V

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 17-1888601 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  
146253 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
JOSEPH D SHIFFLETT  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14609 BERRY RD, ACCOKEEK, MD 20607, Parcel No. 05-0309641,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 14609 BERRY RD, ACCOKEEK, MD 20607, Parcel No. 05-0309641, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005891**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0309641 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

27,181.0000 Sq. Ft. & Imps. South Piscataway Lot 90

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 05-0309641 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  
146248 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
GREGORY N NEWBERRY & TERRANCE A & JAMES B KNIGHT  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 582 WILSON BRIDGE DR UNIT: 6783 B-1, OXON HILL, MD 20745, Parcel No. 12-1319961,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 582 WILSON BRIDGE DR UNIT: 6783 B-1, OXON HILL, MD 20745, Parcel No. 12-1319961, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005898**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319961 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM BLDG 21 UNIT 6783-B-1 2,001.0000 Sq. Ft. & Imps. Wilson Bridge

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 12-1319961 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  
146256 (1-11,1-18,1-25)

**LEGALS**

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
HONGKUAN LI  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6600 WOODLAND RD, SUITLAND, MD 20746, Parcel No. 06-0434456,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 6600 WOODLAND RD, SUITLAND, MD 20746, Parcel No. 06-0434456, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005893**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0434456 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

PT LT 23 EQ 24 657 SQ FT 24,657.0000 Sq. Ft. & Imps. Morningside

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 06-0434456 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  
146249 (1-11,1-18,1-25)

**ORDER OF PUBLICATION**

BRUISER HOLDINGS LLC  
Plaintiff,  
vs.  
MARY A SMITH  
Prince George’s County, Maryland  
Occupant  
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1108 OAKDALE DR, HYATTSVILLE, MD 20782, Parcel No. 17-1866359,

And  
ANY UNKNOWN OWNER OF THE PROPERTY 1108 OAKDALE DR, HYATTSVILLE, MD 20782, Parcel No. 17-1866359, 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.  
Defendants.

**In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-005899**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1866359 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

6,000.0000 Sq. Ft. & Imps. Oakdale Terrace Lot 8 Blk B

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

It is thereupon this 2nd day of January, 2024, by the Circuit Court for Prince George’s County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 5th day of March, 2024, and redeem the property with Parcel Identification Number 17-1866359 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  
146255 (1-11,1-18,1-25)

**LEGALS**

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

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

12707 DUCKETTOWN ROAD  
LAUREL, MD 20708

By authority contained in a Deed of Trust dated August 26, 2005 and recorded in Liber 24966, Folio 495, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$236,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**FEBRUARY 6, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146327

(1-18,1-25,2-1)

**LEGALS**

**County Executive Hearing**

The County Executive  
of  
Prince George’s County, Maryland  
NOTICE OF PUBLIC HEARING  
ON  
PROPOSED FISCAL YEAR 2025 BUDGET

The County Executive of Prince George’s County, Maryland hereby gives notice of her intent to hold a public hearing to receive citizen testimony on proposed budgetary policies and programs, as required by Article 8, Section 804 of the County Charter.

The Public Hearing on this proposal will be held on:

**Monday, January 29, 2024**  
**6:00 PM – 8:00 PM**  
**VIRTUAL MEETING**  
**(Streaming via YOUTUBE)**

**YouTube Link: <https://www.youtube.com/watch?v=b32ua7Em05o>**

Persons wishing to provide live testify can register online on the County’s website (Zoom Link) for placement on the advanced speakers list. All speakers must be registered by Friday, January 26, 2024, at 5:00 PM. If you encounter any problems registering via the Zoom link, please contact the Office of Management and Budget by telephone (301- 952-5140) or email ([OMB@co.pg.md.us](mailto:OMB@co.pg.md.us)).

**ZOOM MEETING REGISTRATION LINK**

[https://mypgc.zoom.us/webinar/register/WN\\_iWiBMwpGTL29eq4nUNRBA#/registration](https://mypgc.zoom.us/webinar/register/WN_iWiBMwpGTL29eq4nUNRBA#/registration)

A time limitation of three minutes will be imposed for all speakers. There may be only one speaker per organization. All live testimony registrants will receive a direct link to their email for logging into the Zoom meeting. Make sure your Zoom name matches the name used to register to testify.

Written testimony will be accepted in lieu of, or in addition to, oral comments. Written testimony can be emailed to [OMB@co.pg.md.us](mailto:OMB@co.pg.md.us) by Wednesday, January 31, 2024.

The County Executive encourages the involvement and participation of individuals with disabilities in its programs, services, and activities. Reasonable Accommodations will be available to meet the Americans with Disabilities Act.

**BY ORDER OF THE PRINCE GEORGE’S COUNTY EXECUTIVE**

**ANGELA D. ALSOBROOKS**  
County Executive

146345

(1-18,1-25)

**LEGALS**

**CITY OF SEAT PLEASANT**  
**LEGISLATION ADOPTED**  
**CITY COUNCIL PUBLIC SESSION**  
**MONDAY, JANUARY 8, 2024**

**ORDINANCE O-24-08**

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FOR GOVERNMENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR POLICE ACCOUNTABILITY COMMUNITY AND TRANSPARENCY TRAINING GRANT FOR SEAT PLEASANT POLICE DEPARTMENT.

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

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

146321

(1-18,1-25)



## LEGALS

## ENACTED BILLS

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND

**CB-068-2023 (DR-2) - AN ORDINANCE CONCERNING RMF-48 ZONE** for the purpose of providing limitations on multifamily dwelling uses in the RMF-48 (Residential, Multifamily-48) Zone, and limiting the development of multifamily residential dwellings under the prior Ordinance, under certain specified circumstances.  
ENACTED: 11/14/2023; EFFECTIVE: 1/2/2024

**CB-069-2023 (DR-2) - AN ACT CONCERNING URBAN STREET DESIGN POLICY AND STANDARDS** for the purpose of adopting an urban street design policy and standards pursuant to the 2023 Urban Streets Design Standards, incorporated in the Department of Public Works and Transportation's "Specifications and Standards for Roadways and Bridges" (2007), as revised in 2023, consistent with the Council's 2014 approval of its most current general plan for the County, Plan Prince George's 2023; and generally regarding urban street design standards.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-072-2023 (DR-2) - AN ACT CONCERNING PRINCE GEORGE'S COUNTY CHIPS ACT OF 2023** for the purpose of establishing an incentive program for the manufacture, research and development of semiconductors in Prince George's County, known as the Creating Helpful Incentive to Produce Semiconductors ("CHIPS") Act for Prince George's County's workforce and economy.  
ENACTED: 11/14/2023; UNSIGNED: 12/15/2023; EFFECTIVE: 1/30/2024

**CB-083-2023 - AN ACT CONCERNING TRAINING REQUIREMENTS FOR VOLUNTEER FIREFIGHTERS** for the purpose of updating the training requirements for volunteer firefighters, volunteer line officers, and volunteer chief officers according to the national standards and to streamline the process of updating the standards to Fire/EMS General Orders.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-084-2023 (2023 DR-2) - AN ACT CONCERNING EARLY WARNING PROCESS; PERMITS** for the purpose of establishing an early warning process to improve permit application delays in Prince George's County.  
ENACTED: 11/14/2023; SIGNED: 12/14/23; EFFECTIVE: 1/29/2024

**CB-086-2023 - AN ACT CONCERNING SUBDIVISION REGULATIONS—PUBLIC SAFETY FACILITIES ADEQUACY—STANDARDS—DISCRETIONARY WAIVER OF FACILITIES MITIGATION REQUIREMENT BY COUNTY** for the purpose of repealing the provision for a discretionary waiver, by Resolution of the County governing body, for compliance with any public safety facilities mitigation requirements within the County Subdivision Regulations.  
ENACTED: 11/14/2023; UNSIGNED: 12/15/2023; EFFECTIVE: 1/16/2024

**CB-087-2023 (DR-2) - AN ACT CONCERNING THE PUBLIC SAFETY OFFICER REAL PROPERTY TAX CREDIT** for the purpose of establishing a property tax credit for the domicile or primary residence of a public safety officer in Prince George's County as an incentive for residing in the County under certain circumstances.  
ENACTED: 11/14/2023; UNSIGNED: 12/15/2023; EFFECTIVE: 1/30/2024

**CB-089-2023 - AN ACT CONCERNING TAXICABS AND LIMOUSINES** for the purpose of repealing and reenacting with amendments provisions of the County Code regulating taxicabs and limousines relating to, Taxicab Board composition, inspections, licensing, taxicab driver's licenses, fines, driver conduct, certificate registration, vehicle maintenance and inspection, limits of certain cost, charges, fees or assessments, rates, meters requirements, payment methods, emergency fuel cost surcharge, and generally relating to taxicab and limousines.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-090-2023 (DR-2) - AN ACT CONCERNING FAIR CRIMINAL RECORD SCREENING STANDARDS** for the purpose of prohibiting certain employers from conducting a criminal background check or otherwise inquiring into an applicant's criminal record until the conclusion of a first interview; requiring certain employers to provide prior notice to an applicant when rescinding an offer of employment providing for enforcement by the Executive Director of the Office of Human Rights; and generally regulating the use of criminal records in the hiring process by certain employers.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-091-2023 (DR-3) - AN ACT CONCERNING PROJECT LABOR AGREEMENT COORDINATING COMMITTEE** for the purpose of revising thresholds for project labor agreements, making all County projects valued at over \$35 million to have a mandatory project labor agreements approved by the Project Labor Agreement Coordinating Committee for submission to the County Executive for their approval and change the composition of the Coordinating Committee.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-092-2023 - AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT** for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2024.  
ENACTED: 11/21/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-095-2023 - AN ACT CONCERNING THE ISSUANCE OF SPECIAL OBLIGATION BONDS FOR THE LARGO TOWN CENTER METRO DEVELOPMENT DISTRICT** for the purpose of providing that special obligation tax increment financing bonds may be issued from time to time under the provisions of this Act and Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Financing Act"), and consistent with the provisions of CR-92-2014, adopted by the County Council of Prince George's County, Maryland (the "County Council") on November 12, 2014, as amended by CB-14-2020 (the "Formation Resolution"), in an amount not to exceed the aggregate principal amount of Nine Million Dollars (\$9,000,000), in order for Prince George's County, Maryland (the "County") to finance or reimburse, in accordance with the Tax Increment Financing Act, costs related to the construction and installation of certain infrastructure improvements, as more particularly described herein, and to pay certain costs of issuing such bonds; ratifying and confirming the designation of the Largo Town Center Metro Development District; making certain findings and determinations, among others, concerning the public benefit and purpose of such bonds, including that prior to the issuance of such bonds certain criteria set forth in CR-21-2019 (irrespective of any provision of CR-21-2019 to the contrary) and the provisions of CB-51-2022 will apply, including but not limited to the "But-For Test," the "Trigger Mechanism/Look Back Provision," a determination of impact on the County credit/bond rating, and the delivery and approval of a Supplier Diversity and Equity Plan have been satisfied; providing that such bonds authorized to be issued hereby shall be payable from certain amounts levied and deposited in the Tax Increment Fund (as defined in the Formation Resolution) and that such bonds shall not constitute a general obligation debt of the County or a pledge of the County's full faith and credit or taxing power other than the County's pledge of the taxes representing the levy on the Tax Increment (as defined in the Formation Resolution); specifying certain terms and conditions with respect to the issuance of the bonds and the financing or reimbursement of certain infrastructure improvements; authorizing the County Executive of the County (the "County Executive") to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, delivery and payment of such bonds; authorizing the County Executive to take certain actions, execute documents and make certain commitments on behalf of the County in connection with the issuance and delivery of such bonds consistent with the provisions of this Act; authorizing the execution and delivery of such bonds and such other documents as may be necessary and desirable to effectuate the financing of certain infrastructure improvements described herein and the issuance and delivery of such bonds; and generally providing for, and determining various matters in connection with, the issuance, delivery and payment of such bonds.  
ENACTED: 11/21/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-096-2023 (DR-2) - AN ACT CONCERNING LOCAL BUSINESS CHILDCARE GRANT PROGRAM** for the purpose of providing a program to incentivize local businesses to provide financial support to working families by offsetting the costs associated childcare by offering County grants to participating local businesses.  
ENACTED: 11/14/2023; UNSIGNED: 12/15/2023; EFFECTIVE: 1/30/2024

**CB-097-2023 - AN ACT CONCERNING RETURNING CITIZENS**

## LEGALS

**FAIR CHANCE TO HOUSING** for the purpose of alleviating housing discrimination suffered by returning citizens and those with criminal convictions is their quest for adequate and suitable housing by prohibiting landlords from making inquiries into a prospective tenant's criminal history.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-099-2023 (DR-2) - AN ACT CONCERNING COUNTY EMPLOYEE ACCESS TO LOCAL HEALTH CARE** for the purpose of requiring that any health insurer contracted to offer health insurance plans to county employees include at least one health insurance plan with an inpatient hospital located in Prince George's County in its coverage network.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

**CB-100-2023 - AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS** for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed six hundred fifty-four million four hundred nine thousand dollars (\$654,409,000) in aggregate principal amount of general obligation bonds and one hundred twenty-five million six hundred thirty-six thousand dollars (\$125,636,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2024; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed seven hundred eighty million forty-five thousand dollars (\$780,045,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds when due; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any, and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.  
ENACTED: 11/21/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2023

**CB-102-2023 - AN ACT CONCERNING CONTRACTOR REQUIREMENTS AND ENFORCEMENT** for the purpose of amending provisions of the Prince George's County Code related to the solicitation and award of public construction contracts; providing for enforcement of the Procurement Regulations set for by the Purchasing Agent; providing for penalties of said violations; and amending provisions of the Prince George's County Code related to the Office of Human Rights and employment discrimination enforcement; and other generally related matters.  
ENACTED: 11/14/2023; SIGNED: 12/14/2023; EFFECTIVE: 1/29/2024

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

Copies of these documents are available for viewing online at <https://pgccouncil.us/LZIS>.

146336

(1-25)

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## LEGALS

TOWN OF CHEVERLY  
NOTICE OF ADOPTION OF CHARTER AMENDMENT CAR-1-23  
LOWING THE VOTING AGE TO 16 YEARS

On January 11, 2024, the Council of The Mayor and Town Council of Cheverly (the "Town") voted on Charter Amendment CAR-1-23 amending Article V section §C-18.1 - Registration of Voters to lower the voting age in the town to age 16 years old.

**CHARTER AMENDMENT RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF CHEVERLY, AMENDING §18.1(A), REGISTRATION OF VOTERS, TO LOWER THE AGE AN INDIVIDUAL IS ELIGIBLE TO VOTE IN TOWN ELECTIONS**

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

The charter amendment shall be and become effective on Friday, March 1, 2024 (50 days), unless a proper petition for a referendum hereon shall be filed by Tuesday, February 20, 2024 (40 day), and a fair summary of the Amendment shall be posted at Town Hall for forty days following its adoption.

If you have comments for the Council, please email them to the Town Clerk at [grichards@cheverly-md.gov](mailto:grichards@cheverly-md.gov)

146357

(1-25,1-2)

## LEGALS

## NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

January 25, 2024

Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 306  
Largo, Maryland 20774  
(301) 883-6511

On or after February 5, 2024, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of HOME Investment Partnerships Program (HOME) funds under the National Affordable Housing Act of 1990, as amended, to undertake the project entitled "Bowie Commons."

The purpose of the project is to preserve affordable housing options for low-income senior residents of Prince George's County. HOME funding will be used for necessary renovations at Bowie Commons, an existing age-restricted multi-family residential property located at 3909 New Haven Drive, Bowie, Maryland 20716. The scope of the renovation consists of overall property improvements including, but not limited to, new monument property sign at the entrance to the subject property as well as new building identification signs on the exterior of all buildings; jetting and repairs to sanitary sewer; repair of sidewalk and parking areas; and landscaping improvements. The project also consists of improvements to each unit including, but not limited to, installation of new doors and windows; replacement of exterior lighting; replacement of appliances in units with Energy Star appliances; replacement of kitchen cabinets and countertops; replacement of bathroom vanities, sinks, tubs, and shower surrounds; replacement of existing heating, ventilation, and air conditioning system with energy-efficient split system; and other upgrades to meet current low-rise requirements. The project also comprises of upgrading one existing unit for the auditory and visually impaired which will include installation of horns and strobes for smoke detectors and strobes for doorbells. The proposed Federal funding is approximately \$1,000,000 and the total project cost is approximately \$2,000,000.

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; Attn: Julius N. Mbotiji, by e-mail to [jnmbotiji@co.pg.md.us](mailto:jnmbotiji@co.pg.md.us). All comments received by February 2, 2024, 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 Aspasia Xypolia in her capacity as 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](mailto:michael.d.rose@hud.gov). Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

Aspasia Xypolia, Director  
Prince George's County  
Department of Housing and Community Development

146350

(1-25)

## LEGALS

COHN, GOLDBERG & DEUTSCH, LLC  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
[www.cgd-law.com/sales](http://www.cgd-law.com/sales)

SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY

14000 NEW ACADIA LANE, #305  
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated June 17, 2016 and recorded in Liber 38346, Folio 139, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$136,000.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 13, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$9,400.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Tidewater Auctions, LLC  
(410) 825-2900  
[www.tidewaterauctions.com](http://www.tidewaterauctions.com)

146349

(1-25,2-1,2-8)

**LEGALS**

**NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS**  
TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARJORIE DARE SETZER**

Notice is given that David J Setzer, whose address is 1124 Woodside Drive, Hanahan, SC 29410, was on January 4, 2024 appointed Personal Representative of the estate of MARJORIE DARE SETZER who died on December 16, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of July, 2024.

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

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

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

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

**DAVID J SETZER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131868  
146314 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DORIS G MANEGAULT**

Notice is given that Charles Manegaault, whose address is 2907 Accokeek Road West, Accokeek, MD 20607, was on January 4, 2024 appointed Personal Representative of the estate of Doris G Manegaault, who died on November 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of July, 2024.

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

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

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

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

**CHARLES MANEGAULT**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131842  
146305 (1-18,1-25,2-1)

**To Subscribe  
Call 301-627-0900**



**LEGALS**

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www.cgd-law.com/sales

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

**409 MILLWOOLF DRIVE  
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated May 20, 2008 and recorded in Liber 30215, Folio 240, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.890%, 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

**FEBRUARY 6, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$45,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Tidewater Auctions, LLC  
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www.tidewaterauctions.com

146270 (1-18,1-25,2-1)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
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LINTHICUM HEIGHTS, MD 21090  
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**SUBSTITUTE TRUSTEES' SALE OF IMPROVED  
REAL PROPERTY**

**6214 BALTIC STREET  
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 23, 2008 and recorded in Liber 30068, Folio 686, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.970%, 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

**JANUARY 30, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146232 (1-11,1-18,1-25)

**LEGALS**

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

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

**13107 RIPON PLACE  
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated September 12, 2005 and recorded in Liber 25410, Folio 755, modified by Loan Modification Agreement recorded on July 13, 2011, at Liber No. 32821, Folio 122, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$257,400.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**FEBRUARY 13, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

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

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

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

Tidewater Auctions, LLC  
(410) 825-2900  
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146328 (1-25,2-1,2-8)

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1099 WINTERSON ROAD,SUITE 301  
LINTHICUM HEIGHTS, MD 21090  
www.cgd-law.com/sales

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

**7514 BURNTWOOD COURT  
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated November 6, 2012 and recorded in Liber 34779, Folio 436, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,325.00, and an interest rate of 4.250%, 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

**JANUARY 30, 2024 AT 11:30AM**

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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146231 (1-11,1-18,1-25)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ISAAC COATES JR**

Notice is given that Ayisha Slaughter, whose address is 4307 Green Leaf Place, Bowie, MD 20716, was on October 31, 2023 appointed Personal Representative of the estate of Isaac Coates Jr who died on August 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 30th day of April, 2024.

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

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

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

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

**AYISHA SLAUGHTER**  
Personal Representative

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

Estate No. 131201  
146347 (1-25,2-1,2-8)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHERYL LYNN HARRIS-PROCTOR**

Notice is given that Kelvin Harris, whose address is 11404 Dappled Grey Way, Upper Marlboro, Maryland 20772, was on January 3, 2024 appointed Personal Representative of the estate of Cheryl Lynn Harris-Proctor, who died on November 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 3rd day of July, 2024.

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

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

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

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

**KELVIN HARRIS**  
Personal Representative

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

Estate No. 131439  
146304 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOYCE BELL CROMARTIE**

Notice is given that Leonardo W Cromartie, whose address is 1615 Carlyle Drive, Crofton, MD 21114, was on November 29, 2023 appointed Personal Representative of the estate of Joyce Bell Cromartie, who died on August 31, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of May, 2024.

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

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

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

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

**LEONARDO W CROMARTIE**  
Personal Representative

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

Estate No. 131440  
146300 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHIRLEY C WEST**

Notice is given that Krystal West, whose address is 7610 Serenade Circle, Clinton, MD 20735, was on December 29, 2023 appointed Personal Representative of the estate of Shirley C West, who died on July 24, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of June, 2024.

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

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

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

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

**KRYSTAL WEST**  
Personal Representative

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

Estate No. 131583  
146301 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHRISTINE WELCH**

Notice is given that Terencia Lippford, whose address is 100 Groh Lane, Annapolis, MD 21403, was on January 2, 2024 appointed Personal Representative of the estate of Christine Welch, who died on November 18, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of July, 2024.

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

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

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

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

**TERENCIA LIPFORD**  
Personal Representative

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

Estate No. 131843  
146302 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN LLOYD ANDRICK JR**

Notice is given that Mack Strickler, whose address is 12857 Folly Quarter Rd., Ellicott City, MD 21042, was on January 5, 2024 appointed Personal Representative of the estate of JOHN LLOYD ANDRICK JR who died on October 6, 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 5th day of July, 2024.

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

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

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

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

**MACK STRICKLER**  
Personal Representative

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

Estate No. 131025  
146312 (1-18,1-25,2-1)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT  
BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF PUBLIC  
HEARING**

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the 2024-2025 Alcohol Beverage License Renewal. Protest requests must be received in our office by March 1, 2024.

All permanent licenses issued by the Board are annual licenses and are valid for one year. Licensees must file renewal applications during the months of February, March, April & May to renew the license for the next year.

Under Alcoholic Beverages Article 4-406, if ten or more residents and/or property owners in the immediate vicinity in which the licensed place of business is located object to the renewal of the license based on specific complaints, and the protest is filed prior to the March 1st deadline, the local licensing board may not approve the renewal without holding a hearing. The Board of License Commissioners shall hear and determine the protest in the same manner as it hears and determines an original application.

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

**BOARD OF LICENSE COMMISSIONERS  
(LIQUOR CONTROL BOARD)**

Attest:  
Terence Sheppard  
Director  
January 10, 2024

146317 (1-18,1-25)

**LEGALS**

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

IN THE MATTER OF A  
PETITION FOR ADOPTION  
OF A MINOR

Adoption No. CAA22-23086

**NOTICE OF PUBLICATION TO  
BIOLOGICAL FATHER**

To: TAVARIS BOSTON, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA22-23086. All persons who believe themselves to be the parent of a female child born on March 22, 2007, in Anne Arundel County, Maryland, to KRISTEN NICOLE JONES, birth date July 17, 1986, 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

146324 (1-18,1-25)

**LEGALS**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PAMELA G JONES**

Notice is given that Nicole Williams, whose address is 11629 Monaghan Place, Apt#112, Waldorf, MD 20602, and Jeffrey Jones, whose address is 4513 Park Road, Alexandria, VA 22312, were on January 4, 2024 appointed Co-Personal Representatives of the estate of Pamela G Jones, who died on April 14, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of July, 2024.

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

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

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

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

**NICOLE WILLIAMS  
JEFFREY JONES**  
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. 129401  
146308 (1-18,1-25,2-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SHARON EILEEN STATEN**

Notice is given that Jamila Jones Kennedy, whose address is 1100 W Riverview Road, Fort Washington, MD 20744, was on January 5, 2024 appointed Personal Representative of the estate of Sharon Eileen Staten, who died on May 5, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of July, 2024.

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

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

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

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

**JAMILA JONES KENNEDY**  
Personal Representative

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

Estate No. 131885  
146306 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROLAND C JOHNSON SR**

Notice is given that Jacalyn K Wetzel, whose address is 2081 Trailwood Dr, Biloxi, MS 39532, was on January 4, 2024 appointed Personal Representative of the estate of Roland C Johnson Sr, who died on June 17, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of July, 2024.

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

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

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

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

**JACALYN K WETZEL**  
Personal Representative

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

Estate No. 126011  
146307 (1-18,1-25,2-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARLOS JAY NORMAN**

Notice is given that Gennie Norman, whose address is 10805 Blackstone Avenue, Cheltenham, MD 20623, was on October 27, 2023 appointed Personal Representative of the estate of Carlos Jay Norman who died on July 29, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of April, 2024.

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

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

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

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

**GENNIE NORMAN**  
Personal Representative

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

Estate No. 130473  
146310 (1-18,1-25,2-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOAN CATHERINE BALDUCCI**

Notice is given that Joseph M Balducci, whose address is 8219 Treebrooke Ln., Alexandria, VA 22308, was on January 5, 2024 appointed Personal Representative of the estate of JOAN CATHERINE BALDUCCI who died on December 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 5th day of July, 2024.

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

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

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

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

**JOSEPH M BALDUCCI**  
Personal Representative

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

Estate No. 131880  
146313 (1-18,1-25,2-1)

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