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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**15005 PUFFIN CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29380, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 2021 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 100428-5)

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

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

ALEX COOPER AUCTS., INC.
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410-828-4838
www.alexcooper.com

139738 (6-17,6-24,7-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**2922 WEST GROVE
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated May 1, 2013, recorded in Liber 34748, Folio 158 among the Land Records of Prince George's County, MD, with an original principal balance of \$222,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 2021 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$19,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 336482-2)

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

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

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139739 (6-17,6-24,7-1)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**14715 TURNER WOOTTON PKWY.
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007, recorded in Liber 28354, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$936,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 20, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$77,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 312310-2)

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

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139805 (7-1,7-8,7-15)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28182, Folio 412 among the Land Records of Prince George's County, MD, with an original principal balance of \$150,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 2021 AT 11:07 AM

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

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

Terms of Sale: A deposit of \$13,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 322330-2)

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Howard N. Bierman, Carrie M. Ward, et al.,
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139734 (6-17,6-24,7-1)

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**12 BATTERSEA LN.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated December 12, 2007, recorded in Liber 29075, Folio 606 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,200,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 13, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$66,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 88306-1)

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

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

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139777 (6-24,7-1,7-8)

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

8921 TOWN CENTER CIR #210
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Cheryl A. King, dated August 26, 2006, and recorded in Liber 27819 at folio 548 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 13, 2021
AT 9:36 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604404)

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

139772 (6-24,7-1,7-8)

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.**

8703 CRALEY COURT
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Yvette R. Broadus aka Yvette R. Broadus and Marvin S. Broadus, Sr. aka Marvin S. Broadus aka Marvin Broadus, dated May 31, 2005, and recorded in Liber 22672 at folio 213 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 13, 2021
AT 9:34 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.65% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602172)

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

139770 (6-24,7-1,7-8)

**A SUMMARY OF HYATTSVILLE ORDINANCE 2021-03 –
AMENDMENT TO CITY CODE CHAPTER 114-PARKING FINES**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2021-03 – Amendment to City Code Chapter 114-Parking Fines on Monday, June 7, 2021. The title of the Ordinance which constitutes a fair summary, is as follows:

An ordinance whereby the City Council amends the City of Hyattsville Code to decrease the maximum penalty for nonpayment of parking fines to no more than one- and one-half times the value of the original fine after thirty days of nonpayment.

The Ordinance is effective on July 1, 2021. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2021-03- Amendment to City Code Chapter 114-Parking Fines in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

139778 (6-24,7-1)

LEGALS

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

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

4806 MEDORA DRIVE
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Estate Of Enid Agnes Swanee, dated June 8, 2006, and recorded in Liber 25881 at folio 331 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 13, 2021
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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.05% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603612)

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

139762 (6-24,7-1,7-8)

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

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

7240 LANHAM LANE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Tonya Y. Carter aka Toya Y. Carter, dated January 15, 2007, and recorded in Liber 29747 at folio 455 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 14735 Main Street, Upper Marlboro, Maryland on

**JULY 13, 2021
AT 9:37 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604130)

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

139773 (6-24,7-1,7-8)

**PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL
MONDAY, JULY 12, 2021
LAUREL MUNICIPAL CENTER
8103 SANDY SPRING ROAD
LAUREL, MD
6:00 P.M.**

**Map Amendment No. 915- Ordinance No. 1978- Lakeview- 14502 & 14504
Greenview Drive Laurel, MD 20707**

"The Applicant, BE 2 and 10 GC LLC & DB Lakeview LLC, is seeking a PUD Amendment to change the use of the property from office to a mix of residential and commercial in the building located at 14504 Greenview Dr., Laurel, MD 20708."

The application is scheduled to be heard at the Mayor and City Council meeting on July 12, 2021 with a possibility of a continuance until their July 26, 2021 meeting.

All meetings pertaining to this application are held virtually through zoom. The public is welcome to attend and to testify, except at the Council Work Session. For meeting details, call 301-725-5300 or visit <https://www.city-oflaurel.org/clerk/meetings> and submit a speaker list if you wish to speak.

139803 (6-24,7-1,7-8)

LEGALS

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

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

2103 HANNON STREET
HYATTSVILLE, MARYLAND 20783

By virtue of the power and authority contained in a Deed of Trust from Sarian B. Wilkinson and Claude J. Wilkinson, dated April 20, 2005, and recorded in Liber 22174 at folio 194 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 13, 2021
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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 7.65% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-602492)

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

139763 (6-24,7-1,7-8)

File: 2020-10241-4461
LAW OFFICE OF JOHN E. REID,
PLLC
5335 Wisconsin Avenue, N.W.
Suite 700
Washington, D.C. 20015

**AMENDED ORDER OF
PUBLICATION**

Kayla Anderson, Plaintiff
vs.

Ikechukwu Agbim, Prince George's County, Maryland and All unknown owners of the property described below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises with Account No. 3605805; situate in District 14 of Prince George's County, Maryland, known as 13201 Zircon Dr., Bowie, MD 20720, and described as 21,077.0000 Sq.Ft. Highbridge Lot 1 on the Tax Roll of the Director of Finance,
Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-01630
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit Notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 9th day of June, 2021, by the Circuit Court for Prince George's County, Maryland ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 2nd day of July, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 10th day of August, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
139730 (6-17,6-24,7-1)

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

**In Re
The Estate Of:
PHYLIS JEAN MOODY**

ESTATE NO. 100582

ORDER

Upon the foregoing verified Petition for Distribution by Court, by Ralph W. Powers, Jr., it is this 19th day of May, 2021,

Ordered, by the Orphans' Court for Prince George's County that a meeting and hearing be held in this Court on the 15th day of July, 2021 at 11:00 a.m. pursuant to the provisions of Estates & Trusts § 9-112 and Md. Rule 6-443, of all persons who may be entitled to receive or participate in the final distribution from the Estate of Phyllis Jean Moody, including the following known alleged interested parties: **the Estate of Ethel Arming, Frank Mastbrook, Steve Mastbrook, Judy North, Robert Poole, Kathy Poole, the Estate of Patricia Augusti, Michael Christopher, and Don Christopher**; and it is further

ORDERED, that publication and notice pursuant to the aforesaid code section and rule be made, and it is further

ORDERED, that such persons and any others be given notice and warned to appear in person, or by guardian, solicitor or agent, in this Court at the time and date above mentioned to the end that all distributions shall be made under the direction and control of this Court and the Personal Representative shall be protected and indemnified if they act in obedience therewith.

WENDY CARTWRIGHT
JUDGE

139760 (6-17,6-24,7-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
TAMMY A. WISE
2809 Moores Plains Boulevard
Upper Marlboro, MD 20774
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-16667**

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2809 Moores Plains Boulevard, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RAII-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2021.

The report states the purchase price at the Foreclosure sale to be \$370,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
139820 (7-1,7-8,7-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**4113 53RD PL.
BLADENSBURG, MD 20710**

Under a power of sale contained in a certain Deed of Trust dated November 3, 2006, recorded in Liber 26796, Folio 275 among the Land Records of Prince George's County, MD, with an original principal balance of \$266,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 2021 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$17,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 81099-1)

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

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

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

139741 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**7003 INNSFIELD CT.
LANHAM, MD 20706**

Under a power of sale contained in a certain Deed of Trust dated August 28, 2006, recorded in Liber 28779, Folio 647 among the Land Records of Prince George's County, MD, with an original principal balance of \$400,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 7, 2021 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$38,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 79658-1)

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

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

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

139743 (6-17,6-24,7-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4805 NEWLAND ROAD
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Carl K. Brennan, Leroy Brennan, III and Donna T. Brennan, dated June 6, 2005, and recorded in Liber 22575 at folio 594 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 13, 2021

AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603782)

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

139764 (6-24,7-1,7-8)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**203 9TH STREET
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Julie Croker aka Julie A Croker and Susan Ordakowski aka Susan C Ordakowski, dated November 29, 2005, and recorded in Liber 24234 at folio 186 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 13, 2021

AT 9:35 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601796)

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

139771 (6-24,7-1,7-8)

NOTICE

IN THE MATTER OF:
Huai Saan Nuam

FOR THE CHANGE OF NAME TO:
Huaisaannuam Jamang

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-06017

A Petition has been filed to change the name of (Minor Child(ren)) Huai Saan Nuam to Huaisaannuam Jamang.

The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139810 (7-1)

NOTICE

IN THE MATTER OF:
Khai Saan Kiim

FOR THE CHANGE OF NAME TO:
Khaisaankiim Jamang

In the Circuit Court for Prince George's County, Maryland
Case No. CAE 21-06019

A Petition has been filed to change the name of (Minor Child(ren)) Khai Saan Kiim to Khaisaankiim Jamang.

The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
139811 (7-1)

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

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 13, 2021

VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 13, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Solid Waste Advisory Commission for Prince George's County:

- Mr. David Brosch** Appointment
Replacing: Hari B. Bindal
Term Expiration: 11/5/2024
- Ms. Barbara T. Sollner-Webb** Appointment
Replacing: Bruce A. Bates (vacant)
Term Expiration: 11/5/2023
- Mr. Charles L. Renninger** Reappointment
Term Expiration: 11/5/2023

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments **will not** be accepted via social media or by telephone/voice mail message.

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**
Calvin S. Hawkins, II
Chair

ATTEST:
Donna J. Brown
Clerk of the Council

139816 (7-1)

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 13, 2021

VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 13, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Prince George's County Commission on Common Ownership Communities

- Ms. Patricia J. Fletcher** Appointment
Replacing: Aaron Marcavitch
Term Expiration: 3/31/2024
- Ms. Danielle L. Grey** Appointment
Replacing: Rafe "Reggie" Ellison
Term Expiration: 3/31/2024
- Mr. Daniel Hall** Reappointment
Term Expiration: 3/31/2024
- Mr. Marvin E. Holmes, Jr.** Appointment
Replacing: Cassandra Lewis
Term Expiration: 3/31/2024
- Ms. Linda Hunt** Reappointment
Term Expiration: 3/31/2024
- Mr. Robert E. Nicholson** Appointment
Replacing: Joanne Jackson
Term Expiration: 3/31/2024
- Mr. Timothy L. Smith** Reappointment
Term Expiration: 3/31/2023
- Ms. Nicole A. Williams** Reappointment
Term Expiration: 3/31/2023

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments **will not** be accepted via social media or by telephone/voice mail message.

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**
Calvin S. Hawkins, II
Chair

ATTEST:
Donna J. Brown
Clerk of the Council

139818 (7-1)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 13, 2021

VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 13, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Commission for Individuals with Disabilities for Prince George's County:

- Ms. Katrina D. Patterson** Appointment
Agency Member
Term Expiration: 7/01/2024
- Ms. Mary Melissa Hamilton Scales** Appointment
Public Member
Term Expiration: 7/01/2024
- Ms. Dahlia M. Shaewitz** Appointment
Agency Member
Term Expiration: 7/01/2024

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments **will not** be accepted via social media or by telephone/voice mail message.

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**
Calvin S. Hawkins, II
Chair

ATTEST:
Donna J. Brown
Clerk of the Council

139817 (7-1)

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 13, 2021

VIRTUAL MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 13, 2021, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Citizen Complaint Oversight Panel for Prince George's County:

- Abraham I. Garcia** Appointment
Replacing: Florence Felix-Lawson
Term Expiration: 1/18/2025
- Regina C. Gilmore** Appointment
Replacing: James T. Rice
Term Expiration: 1/8/2022
- Natalie L. Stephenson** Appointment
Replacing: Dr. Kimberlei A. Richardson
Term Expiration: 1/8/2022

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor's "Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19," as amended, and the Prince George's County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George's County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments **will not** be accepted via social media or by telephone/voice mail message.

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

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**
Calvin S. Hawkins, II
Chair

ATTEST:
Donna J. Brown
Clerk of the Council

139819 (7-1)

NOTICE

IN THE MATTER OF:
Krista Sheri Robinson

FOR THE CHANGE OF
NAME TO:
Krista Sheri Westinson

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 21-06579

A Petition has been filed to change the name of Krista Sheri Robinson to Krista Sheri Westinson. The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139807 (7-1)

NOTICE

IN THE MATTER OF:
Damari Elijah Johnson

FOR THE CHANGE OF
NAME TO:
Damari Elijah Thornton

**In the Circuit Court for
Prince George's County, Maryland**
Case No. CAE 21-04748

A Petition has been filed to change the name of Damari Elijah Johnson to Damari Elijah Thornton. The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139809 (7-1)

LEGALS

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st day of July 2021 pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2021-26, duly adopted, has declared that the 0.8510 acres of land located in Election District No. 9, southwest side of Branch Avenue, MD Route 5 and Surratts Road, conveyed Realty Investment Associates III, by deed recorded in Liber 8209 at Folio 76, by Reservation of Land for Public Use, as deemed necessary for the proposed interchange of Branch Avenue, MD Route 5 and Surratts Road, said reservation shall continue in full force and effect for one (1) year.

139839 (7-1)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st day of July 2021 pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2021-27, duly adopted, has declared that the 3.6364 acres of land located in Election District No. 9, northwest side of Branch Avenue, MD Route 5 and Surratts Road, conveyed by Realty Investment Associates III, by deed recorded in Liber 14603 at Folio 736, by Reservation of Land for Public Use, as deemed necessary for the proposed interchange of Branch Avenue, MD Route 5 and Surratts Road, said reservation shall continue in full force and effect for one (1) year.

139840 (7-1)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st of July 2021, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2021-28, duly adopted, has declared that the 3.6042, acres of land located in Election District No. 3, northside of U.S. 301 and Village Drive West, conveyed by Jessie Millicent Swanson, by deed recorded in Liber 8188 at Folio 521, by Reservation of Land for Public Use, as deemed necessary for the proposed US 301 upgrader F-10 and A-61 facility, said reservation shall continue in full force and effect for one (1) year.

139841 (7-1)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st day of July 2021, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2021-29, duly adopted, has declared that the 4.1983 acres of land located in Election District No. 7, southeast of the intersection of Mill Branch Road and Crain Highway (US 301), conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees by deed recorded in Liber 32315 at Folio 51, for the Reservation of Land for Public Use, as deemed necessary for the proposed widening of US 301 and said Reservation shall continue in full force and effect for one (1) year.

139842 (7-1)

LEGALS

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

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

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

You must reclaim these vehicles by: **07/12/2021**

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

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

2007 NISSAN QUEST VA UKC5965 5N1BV28U27N143456

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

2013 FORD FUSION MD 9CK4700 3FA6P0HR9DR136745
2005 BMW X5 VA UMA9703 5UXFA13585Y10193
2007 BUICK LUCERNE VA 1741XB 1G4HP57267U119205
2009 RANGE ROVER LAND ROVER MD A291139 SALSH23449A193877
2000 BUICK CENTURY DC FX5588 2G4WS52J1Y1223988
2017 DODGE JOURNEY MD 5DH1758 3C4PDCGG1HT617753

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

1999 TOYOTA CAMRY 4T1BG22K6XU446683

PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2006 CHEVROLET TAHOE VA UPT9648 1GNEK13T66J104644

139837 (7-1)

LEGALS

RALPH W POWERS JR
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALLI R HALLEY

Notice is given that Paula Halley-Toney, whose address is 351 N Laburnum Avenue #2, Richmond, VA 23223, was on June 10, 2021 appointed Personal Representative of the estate of Alli R Halley, who died on April 10, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of December, 2021.

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

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

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

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

PAULA HALLEY-TONEY
Personal Representative

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

Estate No. 118131
139751 (6-17-6-24-7-1)

Amy D. Lorenzini, Esquire
Cumberland & Erly, LLC
481 Main Street, PO Box 840
Prince Frederick, Maryland 20678
410-535-5300

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICK ROBERT MUFFLEY

Notice is given that Debra A Bernhardt, whose address is 1097 Golden West Way, Lusby, MD 20657, was on April 27, 2021 appointed Personal Representative of the estate of Rick Robert Muffley who died on January 10, 2021 with a will.

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

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

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

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

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

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

DEBRA A BERNHARDT
Personal Representative

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

Estate No. 119537
139787 (6-24-7-1,7-8)

LEGALS

Amendment to FY21 Town of Landover Hills Budget

At the June 14, 2021 Town Council Meeting, held at the Landover Hills Town Hall, the Landover Hills Town Council adopted Emergency Ordinance O-2-2021 to amend the Town Budget for Fiscal Year 2021, beginning July 1, 2020 and ending June 30, 2021 in order to comply with State and Town laws and reflect current economic trends. Projected revenues are \$2,416,833 and expenditures are \$2,202,745. The difference of \$214,088 will be transferred to investments. The Ordinance provided for revenue and expenditures line adjustments. A copy of Ordinance O-02-2021 has been posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. The budget amendment became effective June 14, 2021.

139836

(7-1,7-8)

LEGALS

Ferguson Evans, Esq.
601 Pennsylvania Ave NW
Suite 900 South Bldg
Washington, DC 20004
202-467-5550

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CYNTHIA MARIE VAUGHN

Notice is given that Samiyra Ojo, whose address is 206 Johnsberg Lane, Bowie, MD 20721, was on May 12, 2021 appointed Personal Representative of the estate of Cynthia Marie Vaughn, who died on February 15, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of November, 2021.

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

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

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

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

SAMIYRA OJO
Personal Representative

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

Estate No. 120633
139752 (6-17-6-24-7-1)

Gail R. Kahan
Kahan Law, P.C.
2500 Lindenwood Drive
Olney, MD 20832
301-774-1855

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY C. DEFILIPPO

Notice is given that Linda M. DeFilippo, whose address is 6702 23rd Avenue, Hyattsville, MD 20782, was on April 20, 2021 appointed Personal Representative of the estate of Mary C. DeFilippo who died on July 2, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 2021.

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

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

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

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

LINDA M. DEFILIPPO
Personal Representative

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

Estate No. 119720
139788 (6-24-7-1,7-8)

NOTICE

IN THE MATTER OF:
Hattie Lee Gary

FOR THE CHANGE OF
NAME TO:
Barbara Ann Duckett

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06243

A Petition has been filed to change the name of Hattie Lee Gary to Barbara Ann Duckett.

The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139814 (7-1)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)
REGULAR SESSION

JULY 7, 2021

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

**NEW- CLASS D, BEER AND
WINE**

Akhtar Nawab, Member/Authorized Person, Michael Terrace Wetherbee, Jr, Member/Authorized Person for a Class D, Beer and Wine for the use of Hospitality HQ, LLC, **t/a Curbside Cookout**, Bear Square, Van Buren Street Village Square between 45th Street and 46th Street, Riverdale Park, 20737.

Manuel Sanchez, Member, Diego Sanchez, Member for a Class D, Beer and Wine for the use of Bifinat, LLC, **t/a BurgerFi**, 161 Fleet Street, Suite K1-9, National Harbor, 20745.

1. **t/a El Mexireno Restaurant**, Class B Beer, Wine & Liquor, 5494 Saint Barnabas Road, Oxon Hill, 20745 – Request for a Special Entertainment Permit. Continued from January 8, 2020 Hearing. Licensee is represented by Melvin Kodenski, Esquire

2. **t/a Drinx Market**, Class A Beer, Wine & Liquor, 1409 Ritchie Marlboro Road, Capitol Heights, 20743 – Request to expand the premises from 3,084 square feet to 9,529 square feet.

3. **t/a Lax Wine Spirits and Bistro**, Class B+ Beer, Wine & Liquor, 11011 Baltimore Avenue, Beltsville, 20705 – Provide explanation on how the Keuring-Drinkworks Machine operates.

Jay Patel, Member-Manager, Kirti K. Patel, Member-Authorized Person, Nicki, LLC, **t/a Meyers Liquors**, 3601 Old Silver Hill Road Silver Hill, 20746, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler of the Annotated Code of Maryland and R.R. No. 11 of the Rules and Regulation for Prince George's County, to wit; That on or about March 1, 2021 at approximately 4:30 p.m., Inspector Bagby of the Prince George's County Board of License Commissioners entered Meyers Liquors located at 3601 Old Silver Hill Road, Silver Hill, MD to conduct a routine inspection. While checking inventory boxes, Inspector Bagby came across three (3) cans of Stoli Vodka, one (1) mango flavored and two (2) pineapple flavored that had the name of Distler Bob as the establishment of receivership. The establishment could not produce invoices to show that the alcohol belonged to Meyers Liquors. These items were confiscated as evidence. Continued from the May 12, 2021 Hearing. Licensee is represented by Robert Kim, Esquire

5. Chung Soon Lee, President, Secretary and Treasurer, Amita, Inc., **t/a Lee's Deli Mini Mart**, 5400 Marlboro Pike, Forestville, 20747, Class D, Beer and Wine, is summonsed to show cause for an alleged violation of Section 26-2102, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 26 of the Rules and Regulations for Prince George's County, to wit; That on Thursday May 6, 2021, at approximately 7:20 pm, Inspectors Caraway and Patterson of the Prince George's County Board of License Commissioners entered Lee's Deli Mini Mart, one (1) underage male operative (19 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered Lee's Deli Mini Mart located at 5400 Marlboro Pike, Forestville, MD 20747. The operative retrieved one (1) 24 oz can of Modelo Chelada (beer) from the standing refrigerator and then took the item to the cashier for payment. The cashier accepted the payment (money exchange) without requesting the operative's ID.

Sil Mudsi, Member-Manager, Balkonie Restaurant Group, LLC, **t/a Balkoni**, 6323 Greenbelt Rd, Berwyn Heights, 20740, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37 (Change in Mode of Operation) of the Rules and Regulations for Prince George's County; Section 4-508 (Display of License) of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 30 (Display of License); Rule and Regulation 78 (Use of Promoters Not Permitted); and Rule and Regulation 32 (Inspections: Uncooperative) to wit; That on Saturday, May 15, 2021, at approximately 10:15 pm, Inspectors Caraway and Patterson of the Prince George's County Board of License Commissioners entered Balkoni, arrived at the establishment located at 6323 Greenbelt Road, Berwyn Heights, MD and noticed an OJ accompanying a

turntable outside of the facility. Once inside, they noticed that the license was not displayed or accessible. Additionally, they were greeted by someone who introduced himself as the promoter; and the manager never appeared to speak with the inspectors, as requested.

A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, July 7, 2021. To attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting out at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
June 17, 2021

139782 (6-24-7-1)

**PRINCE GEORGE'S
COUNTY GOVERNMENT**

BOARD OF LICENSE
COMMISSIONERS

**NOTICE OF VIRTUAL
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That the following establishment has filed for a Special Entertainment Permit:

**t/a El Mexireno Restaurant
El Mexireno Restaurant, Inc.**
Class B, Beer, Wine and Liquor
5494 Saint Barnabas Road
Oxon Hill, 20745

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, July 7, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link.

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
June 17, 2021

139781 (6-24-7-1)

NOTICE

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

Substitute Trustees/
Plaintiffs,

DARLENE E.P. CLARK (DE-CEASED)
DOUGLAS M. CLARK (DE-CEASED)
129 Joyceton Way
Upper Marlboro, MD 20774
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-03235

Notice is hereby given this 22nd day of June, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 129 Joyceton Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 22nd day of July, 2021.

The report states the purchase price at the foreclosure sale to be \$273,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
139806 (7-1,7-8,7-15)

NOTICE

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

Plaintiffs

vs.
Javonna Andrews
aka Jevonna Andrews
Defendant

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

CIVIL NO. CAEF 19-18450

ORDERED, this 11th day of June, 2021 by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7611 Swan Terrace, Landover, 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 12th day of July, 2021 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 July, 2021, next.

The report states the amount of sale to be \$150,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk
139746 (6-17-6-24-7-1)

LEGALS

RALPH W POWERS JR
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET DUPEE
AKA: MARGARET ANN BECK
DUPEE

Notice is given that Frank E Dupee IV, whose address is 7401 Havre Turn, Upper Marlboro, MD 20772, and Matthew B Dupee, whose address is 7401 Havre Turn, Upper Marlboro, MD 20772, was on April 13, 2021 appointed Co-Personal Representatives of the estate of Margaret Dupee who died on March 2, 2021 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 13th day of October, 2021.

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

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

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

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

FRANK E DUPEE IV
MATTHEW B DUPEE
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. 120014
139753 (6-17-6-24-7-1)

NOTICE

Notice is hereby given that the following vessel has apparently been abandoned for 180 days on the property of: Robert Fritz, 4503 Danville Rd, Brandywine MD 20613, 301-440-1064. The vessel is described as: (boat registration number MD 4734 BZ, hull identification number SERR2928K798, vessel name Sea Rayder, builder is Sea Ray Boats Inc, length of 16'0", and color yellow). Application for title will be made in accordance with Section 8-722 of the Annotated Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the above property within 30 days of this notice.

139701 (6-10-6-17-6-24-7-1)

**NOTICE OF
ABANDONED VESSEL**

Notice is hereby given that the following vessel has apparently been abandoned for over 180 days, on the property of Jose M Mendoza, 10411 N Keys Rd, Brandywine, MD 20613; Phone# 703-296-6749.

The vessel is described as:

Registration # MD 1139 DA, Hull # BYQC03FD797, Bayliner Marine Corp, year 1997, Length 18' 0" Hull material Fiberglass, Type Cabin Motorboat.

Application for title will be made in accordance with Section 8-722 of the Annotated Code of Maryland, Natural Resources Article, if this vessel is not claimed and removed from the above property within 30 days of this notice

139843 (7-1)

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LEGALS

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

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

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

You must reclaim these vehicles by: **07/12/2021**

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

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

2003 FORD EXPLORER 1FMZU63K73UA11582

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

2004 CADILLAC SLS TX 408508C 1G6KS54Y64U143035

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

2006 AUDI A6 WAUDL74F86N023244
 2002 CADILLAC DTS 1G6KD54Y82U140628
 2011 HYUNDAI SONATA 5NPEC4AC7BH142106
 2008 GMC YUKON XL 1GKFK16308J193160
 2009 HONDA CIVIC 2HGFA16889H359231

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

2006 SCION XA JTKKT604265003380

139838 (7-1)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 13, 2021

VIRTUAL MEETING
 VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 13, 2021, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION

CR-075-2021 - A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of transferring certain appropriations and expenditures between certain programs in the Fiscal Year 2021-22 Operating Budget for the Recreation Fund.

COUNCIL BILLS

CB-029-2021 (DR-2) - AN ACT CONCERNING MOBILE UNITS AND FOOD SAFETY for the purpose of amending the definition of depots to include registration, annual inspections and annual reporting and the vehicle identification requirements.

CB-031-2021 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2021 CAPITAL BUDGET for the purpose of providing supplementary appropriations to the Medical Unit Renovation and Expansion project (4.56.0005), Suitland Manor (8.90.0003) and Systemic Replacement 2 (4.77.0009); and amending the Approved Fiscal Year 2021 - 2026 Capital Improvement Program with regard to expenditures and financing beyond the budget year.

CB-033-2021 (DR-2) - AN ORDINANCE CONCERNING ZONING-DEFINITIONS--GROUP RESIDENTIAL FACILITY for the purpose of amending the definition for the use "Group Residential Facility" in the Zoning Ordinance.

CB-037-2021 (DR-2) - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS, INTRADEPARTMENTAL TRANSFER OF APPROPRIATIONS AND INTERDEPARTMENTAL TRANSFER OF APPROPRIATIONS for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2021 Budget and transferring surplus appropriation between various agencies and providing an appropriation adjustment to the Special Revenue Fund.

CB-042-2021 - AN ORDINANCE CONCERNING ELEEMOSYNARY OR PHILANTHROPIC INSTITUTIONS for the purpose of amending the R-55 zone to include the adaptive reuse of a former public school building used by an eleemosynary or philanthropic institution.

Given the current state of the novel coronavirus (COVID-19) pandemic, and under the Governor’s “Proclamation and Declaration of State of Emergency and Existence of Catastrophic Health Emergency – COVID-19,” as amended, and the Prince George’s County State of Emergency Declaration, as amended, the County Council is operating under emergency procedures.

The Prince George’s County Council will meet virtually until further notice; however, public testimony is encouraged. To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments / written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration should be completed by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone / voice mail message.

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

BY ORDER OF THE COUNTY COUNCIL
 PRINCE GEORGE’S COUNTY, MARYLAND
 Calvin S. Hawkins, II, Chair

ATTEST:
 Donna J. Brown
 Clerk of the Council

139826 (7-1,7-8)

LEGALS

PUBLIC NOTICE

NON-SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE’S COUNTY FISCAL YEAR (FY) 2021 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Department of Housing and Community Development (DHCD) seeks to notify the County of its intent to modify the FY 2021 Annual Action Plan, as amended. The purpose of a non-substantial amendment of the Fiscal Year (FY) 2021 Annual Action Plan is to change the use of Program Year (PY) 40 Community Development Block Grant (CDBG) entitlement funds, in the amount of two hundred twenty-three thousand, two hundred thirty-nine dollars and sixty-four cents (\$223,239.64), from existing activities to other existing eligible activities in any category within the applicable Program.

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

- A change in the allocation priorities or a change in the method of distribution of funds;
- The addition of an eligible activity not originally funded or described in the Annual Action Plan;
- A change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- A change in the use of CDBG, HOME, Program Income, or ESG funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan;
- Designations for Neighborhood Revitalization Strategy Areas (NRSAs); and
- A change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income.

Based on the Citizen Participation plan and reasons justified above, DHCD has determined that neither a “Substantial Amendment,” nor a public hearing is required because there is:

- No change in the allocation priorities or a change in the method of distribution of funds;
- No addition of an eligible activity not originally funded or described in the Annual Action Plan;
- No change in the location, description, regulatory reference, national objective citation, and status of an activity originally described in the Annual Action Plan;
- No change in the use of CDBG, HOME, Program Income, or ESG funds, exceeding at least \$250,000 from one existing activity to another existing eligible activity in any category within the applicable Program. All activities must have been in an approved Annual Action Plan;
- No designations for Neighborhood Revitalization Strategy Areas (NRSAs); and
- No change in the proposed uses of HUD 108 Loan Guarantee and Section 108 Program Income.

Based on the aforementioned description in the 2021-2025 Citizen Participation Plan, the change in the use of CDBG Program funds, in the amount of two hundred twenty-three thousand, two hundred thirty-nine dollars and sixty-four cents (\$223,239.64), from existing activities to other existing eligible activities within the application program is not a substantial amendment to the FY 2021 Annual Action Plan.

Proposed PY 46 CDBG Reprogrammed Activities:

| CDBG Agency | PY 46 CDBG Funds | PY 40 CDBG Reprogrammed Funds | Total CDBG Funds |
|--------------------------------------|---------------------|-------------------------------|---------------------|
| Housing Initiative Partnership, Inc. | \$75,000.00 | \$173,239.64 | \$248,239.64 |
| Hyattsville, CDC | \$100,000.00 | \$50,000.00 | \$150,000.00 |
| Totals | \$175,000.00 | \$223,239.64 | \$398,239.64 |

A copy of the Modified FY 2021 Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development, 9200 Basil Court, Suite 500, Largo, Maryland 20774 and the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Alternately, the Modified Plan can be mailed, upon request, by contacting DHCD via email at CDBGCPD@co.pg.md.us.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, via email to Ms. Shirley E. Grant at SEGrant@co.pg.md.us. The public comment period will end on July 31, 2021.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
 Aspasia Xypolia, Director
 Prince George’s County
 Department of Housing and Community Development
 9200 Basil Court, Suite 500
 Largo, Maryland 20774
 Date: July 1, 2021

139824 (7-1)

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (571) 991-4220.

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

| YEAR | MAKE | MODEL | VIN |
|------|------------|-----------|-------------------|
| 2007 | Chevrolet | Cobalt | 1G1AL15F177249903 |
| 2020 | GMC | Savana | 7GZY7RFG7LN009313 |
| 2018 | Mitsubishi | Outlander | JA4AP3AU3JU024199 |
| 2009 | Nissan | Rogue | JN8AS58T59W328023 |

139827 (7-1)

LEGALS

NOTICIA PÚBLICA

ENMIENDA NO SUSTANCIAL AL PLAN DE ACCION ANUAL PARA EL AÑO FISCAL (FY) 2021 DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE

El Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George (DHCD) busca notificar al Condado de su intención de modificar el Plan de Acción Anual para el año fiscal 2021, según enmendado. El propósito de una enmienda no sustancial del Plan de Acción Anual del Año Fiscal (AF) 2021 es cambiar el uso de los fondos de derecho de la Subvención en Bloque para el Desarrollo Comunitario (CDBG) del Año del Programa (PY) 40, por la cantidad de doscientos veintitrés mil doscientos treinta y nueve dólares con sesenta y cuatro centavos (\$223,239.64), de actividades existentes a otras actividades elegibles existentes en cualquier categoría dentro del Programa aplicable.

El Plan de participación ciudadana del Condado para el año fiscal 2021-2025, que está integrado en el Plan consolidado del año fiscal 2021-2025 del Condado, indica que el Plan consolidado del Condado de Prince George o el Plan de acción anual solo se modifica para un "cambio sustancial" siempre que se toman las siguientes decisiones:

- Un cambio en las prioridades de asignación o un cambio en el método de distribución de fondos;
- La adición de una actividad elegible no financiada originalmente o descrita en el Plan de Acción Anual;
- Un cambio en la ubicación, descripción, referencia regulatoria, cita de objetivo nacional y estado de una actividad descrita originalmente en el Plan de Acción Anual;
- Un cambio en el uso de fondos CDBG, HOME, Ingresos del programa o ESG, que exceda al menos \$250,000 de una actividad existente a otra actividad elegible existente en cualquier categoría dentro del Programa correspondiente. Todas las actividades deben haber estado en un Plan de Acción Anual aprobado;
- Designaciones para áreas estratégicas de revitalización de vecindarios (NRSA); y
- Un cambio en los usos propuestos de la Garantía de Préstamo 108 de HUD y los Ingresos del Programa de la Sección 108.

Con base en el plan de participación ciudadana y las razones justificadas anteriormente, el DHCD ha determinado que no se requiere una "Enmienda sustancial" ni una audiencia pública porque hay:

- Ningún cambio en las prioridades de asignación o un cambio en el método de distribución de fondos;
- Sin adición de una actividad elegible que no se haya financiado o descrito originalmente en el Plan de acción anual;
- Ningún cambio en la ubicación, descripción, referencia regulatoria, cita del objetivo nacional y estado de una actividad descrita originalmente en el Plan de Acción Anual;
- Ningún cambio en el uso de los fondos CDBG, HOME, Ingresos del programa o ESG, que excedan al menos \$250,000 de una actividad existente a otra actividad elegible existente en cualquier categoría dentro del Programa correspondiente. Todas las actividades deben haber estado en un Plan de Acción Anual aprobado;
- No hay designaciones para las áreas estratégicas de revitalización de vecindarios (NRSA); y
- Ningún cambio en los usos propuestos de la Garantía de Préstamo 108 de HUD y los Ingresos del Programa de la Sección 108.

Con base en la descripción antes mencionada en el Plan de Participación Ciudadana 2021-2025, el cambio en el uso de los fondos del Programa CDBG, por la cantidad de doscientos veintitrés mil doscientos treinta y nueve dólares con sesenta y cuatro centavos (\$223,239.64), de actividades existentes a otras actividades elegibles existentes dentro del programa de solicitud no es una enmienda sustancial al Plan de Acción Anual para el año fiscal 2021.

Actividades reprogramadas de CDBG para el año 46 propuesto:

| Agencia CDBG | Fondos CDBG PY46 | Fondos reprogramados CDBG PY 40 | Fondos totales CDBG |
|---|---------------------|---------------------------------|---------------------|
| Asociación de Iniciativa Vivienda, Inc. | \$75,000.00 | \$173,239.64 | \$248,239.64 |
| Hyattsville, CDC | \$100,000.00 | \$50,000.00 | \$150,000.00 |
| Totales | \$175,000.00 | \$223,239.64 | \$398,239.64 |

Una copia del Plan de acción anual modificado para el año fiscal 2021 para la vivienda y el desarrollo comunitario está disponible en el Departamento de Vivienda y Desarrollo Comunitario, 9200 Basil Court, Suite 500, Largo, Maryland 20774 y en el sitio web del Condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Alternativamente, el Plan Modificado se puede enviar por correo, previa solicitud, comunicándose con DHCD por correo electrónico a CDBGCPD@co.pg.md.us.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, División de Planificación y Desarrollo Comunitario, por correo electrónico a la Sra. Shirley E. Grant en SEGrant@co.pg.md.us. El período de comentarios públicos finalizará el 31 de julio de 2021.

El Condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en la admisión o el acceso a los beneficios en programas o actividades.

Por autoridad de:
 Aspasia Xypolia, Directora
 Departamento de Vivienda y Desarrollo Comunitario
 Condado de Prince George
 9200 Basil Court, Suite 500
 Largo, Maryland 20774
 Fecha: 1 de julio de 2021

139825 (7-1)

LEGALS

NOTICE

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

Substitute Trustees/
 Plaintiffs,

vs.

JAHAN ARAGHI
 10308 Bristolwood Court
 Laurel, MD 20708

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 20-03233

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10308 Bristolwood Court, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2021.

The report states the purchase price at the Foreclosure sale to be \$319,000.00.

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

139821 (7-1,7-8,7-15)

NOTICE

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

Substitute Trustees/
 Plaintiffs,

vs.

MARY JO KAHLER
 10502 Weymouth Avenue
 Beltsville, MD 20705

Defendant(s).

In the Circuit Court for Prince George’s County, Maryland Case No. CAEF 20-18294

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings and described as 10502 Weymouth Avenue, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2021.

The report states the purchase price at the Foreclosure sale to be \$335,000.00.

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

139822 (7-1,7-8,7-15)

The Prince George’s Post

Call: 301-627-0900 | Fax: 301-627-6260

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD LYNN WALTER

Notice is given that Katherine Walter, whose address is 8323 Snowden Oaks Place, Laurel, MD 20708, was on June 11, 2021 appointed Personal Representative of the estate of Donald Lynn Walter who died on May 20, 2021 with a will.

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

All persons having any objection to the appointment (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 December, 2021.

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

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

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

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

KATHERINE WALTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120996
139789 (6-24,7-1,7-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LETITIA BRANCH

Notice is given that Robin A Martin, whose address is 14115 Dub Drive, Laurel, MD 20708, was on June 2, 2021 appointed Personal Representative of the estate of Letitia Branch who died on March 5, 2021 with a will.

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

All persons having any objection to the appointment (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 December, 2021.

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

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

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

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

ROBIN A MARTIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120521
139790 (6-24,7-1,7-8)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDNA CORA EDWARDS

Notice is given that Veronica Lee Edwards, whose address is 3704 Excalibur Court, Apt. #203, Bowie, MD 20716, was on May 5, 2021 appointed Personal Representative of the estate of Edna Cora Edwards who died on February 7, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 2021.

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

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

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

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

VERONICA LEE EDWARDS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119686
139791 (6-24,7-1,7-8)

John J. Bascietto, Esq.
The Law Office of John J. Bascietto
515 Main Street
Laurel, MD 20707
410-925-5708

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH L. FLETCHER-FERRILL

Notice is given that Judith Carole Fletcher Kiser, whose address is 97 Cardinal Road, Cardinal, VA 23025, was on June 9, 2021 appointed Personal Representative of the estate of Ruth L. Fletcher-Ferrill who died on April 27, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of December, 2021.

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

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

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

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

JUDITH CAROLE FLETCHER KISER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 121128
139755 (6-17,6-24,7-1)

NOTICE

IN THE MATTER OF:
Jefferson Daniel Guevara De Leon
Carlos Alexander Guevara De Leon

FOR THE CHANGE OF
NAME TO:
Jefferson Daniel Buchi De Leon
Carlos Alexander Buchi De Leon

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06432

A Petition has been filed to change the name of Jefferson Daniel Guevara De Leon to Jefferson Daniel Buchi De Leon and Carlos Alexander Guevara De Leon to Carlos Alexander Buchi De Leon.

The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139808 (7-1)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE MURRAY

Notice is given that Camille Murray, whose address is 11214 Cherry Hill Road Unit T2, Beltsville, MD 20705, was on May 26, 2021 appointed Personal Representative of the estate of Louise Murray, who died on July 28, 2019 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th day of November, 2021.

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

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

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

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

CAMILLE MURRAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116795
139794 (6-24,7-1,7-8)

LEGALS

NOTICE

IN THE MATTER OF:
Elijah Metuge Tinong

FOR THE CHANGE OF
NAME TO:
Elijah Metuge

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06096

A Petition has been filed to change the name of (Minor Child(ren)) Elijah Metuge Tinong to Elijah Metuge.

The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139812 (7-1)

NOTICE

IN THE MATTER OF:
Latrice Cherron Boykin

FOR THE CHANGE OF
NAME TO:
Goddess Harmony Ann-Lee

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06141

A Petition has been filed to change the name of Latrice Cherron Boykin to Goddess Harmony Ann-Lee.

The latest day by which an objection to the Petition may be filed is the July 20, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139813 (7-1)

LEGALS

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2021-02

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2021, THROUGH JUNE 30, 2022, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2021; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY19 for the City of Hyattsville are set as follows:

Table with columns: TAX TYPE, RATE. Rows include Real Property, Operating property, Tangible operating personal property, University Town Center Special Tax District, and a summary table with columns A through G.

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

The annual budget for FY22 for the City of Hyattsville was the subject of a public hearing on April 19, 2021, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on May 17, 2021 as follows:

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

City of Hyattsville - FY2022 Budget. Table with columns: General, Capital Projects, Special Revenue, Debt Service, Total. Sub-rows: Revenue & Other Sources, Expenditures & Other Uses, Excess of Revenue and Other Sources over Expenditures and Other Uses, Beginning Fund Balance, Ending Fund Balance.

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

This Ordinance was introduced on May 3, 2021, at a public meeting and then adopted, on May 17, 2021, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2021, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2021-02 in its entirety, please contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

139815

(7-1,7-8)

EARLY DEADLINES
Please be aware
of our early deadline for all
Legal Advertising in the
July 8, 2021 edition of the
Prince George's Post.
Deadline is
NOON on
Friday, July 2, 2021

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL PAUL HARE

Notice is given that Barbara J Polikoff, whose address is 9050 Leonardtown Road, Hughesville, MD 20637, was on March 26, 2021 appointed Personal Representative of the estate of Michael Paul Hare who died on January 27, 2021 with a will.

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

All persons having any objection to the appointment (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 September, 2021.

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

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

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

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

BARBARA J POLIKOFF
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119685
139831 (7-1-7-8,7-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLEN CATHERINE HARTMAN

Notice is given that Joanne Hartman Garlow, whose address is 1725 New Hampshire Ave #107, Washington, DC 20009 was on May 7, 2021 appointed Personal Representative of the estate of Ellen Catherine Hartman who died on April 5, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of November, 2021.

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

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

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

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

JOANNE HARTMAN GARLOW
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120512
139832 (7-1-7-8,7-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUCIUS STEWART

Notice is given that Regina Stewart Little, whose address is 1709 Hampshire Green Lane #32, Silver Spring, MD 20903 was on February 8, 2021 appointed Personal Representative of the estate of Lucius Stewart who died on November 4, 2020 with a will.

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

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

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

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

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

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

REGINA STEWART LITTLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119301
139834 (7-1-7-8,7-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEANETTE B RICHARDS
AKA: JEANETTE EVELYN
RICHARDS, JEAN B RICHARDS

Notice is given that Kathy J Kerr, whose address is 38074 East Edinview Court, Mechanicsville, MD 20659 was on May 6, 2021 appointed Personal Representative of the estate of Jeanette B Richards AKA: Jeanette Evelyn Richards, Jean B Richards who died on April 18, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of November, 2021.

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

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

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

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

KATHY J KERR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120677
139833 (7-1-7-8,7-15)

LEGALS

NOTICE

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

Thornell Johnson
17205 Summerwood Lane
Accokeek, MD 20607
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-05028**

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 26th day of July, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$463,500.00. The property sold herein is known as 17205 Summerwood Lane, Accokeek, MD 20607.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139823 (7-1-7-8,7-15)

NOTICE OF PUBLICATION

SHI CHEN
803 Pennino Ct.
Accokeek, MD 20607
Plaintiff,
v.
SIYU FAN
Defendant.

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAD 20-15069**

A Complaint for Absolute Divorce was filed with the Circuit Court for Prince George's County on August 24, 2020. This complaint was filed by the Plaintiff against the Defendant. Plaintiff is seeking divorce from the Defendant on account of his desertion.

It was on the 22nd day of June 2021, ORDERED, that the Plaintiff cause a copy of this Notice to be published at least once a week for three consecutive weeks. Publication will be completed by the 22nd of July, 2021. Defendant must file a response on or before the 23rd of August, 2021. Defendant is warned that failure to file a response within the time allowed may result in a default judgment or the granting of the relief sought.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139835 (7-1-7-8,7-15)

Joyce Ann Williams
7981 Eastern Ave #C-4
Silver Spring, MD 20910
301-585-1970

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AVEGENE SIMMONS
AKA: AVEGENE L SIMMONS

Notice is given that Carmen Renee Banks, whose address is 11508 Senora Lane, Lusby, MD 20657, was on April 12, 2021 appointed Personal Representative of the estate of Avegene Simmons A.K.A. Avegene L Simmons who died on February 2, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 2021.

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

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

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

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

CARMEN RENEE BANKS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 119791
139830 (7-1-7-8,7-15)

JOHN D. HUNGERFORD
P.O. Box 221
Bryans Road, MD 20616
301-283-6000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT RICHARD ROBIE

Notice is given that Michael A. Gross, whose address is 15608 Blackburn St., Accokeek, MD 20607, was on June 18, 2021 appointed Personal Representative of the estate of Robert Richard Robie who died on March 30, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of December, 2021.

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

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

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

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

MICHAEL A. GROSS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120761
139828 (7-1-7-8,7-15)

Jacqueline P. Byrd-Tillman, Esquire
9698 Marlboro Pike
Upper Marlboro, MD 20772
301-502-5257

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY J. VANCE

Notice is given that Adriane M. Vance, whose address is 240 Beverly Hills Circle #216, Lynchburg, VA 24502, was on May 18, 2021 appointed Personal Representative of the estate of Dorothy J. Vance who died on February 14, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of November, 2021.

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

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

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

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

ADRIANE M. VANCE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120146
139829 (7-1-7-8,7-15)

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