

LEGALS

MARTIN G. OLIVERIO
14300 Gallant Fox Lane Suite 218
Bowie, MD 20715
301-262-6000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAWRENCE RAY PAULEY

Notice is given that Philip Barnes, whose address is 13610 Chrisbar Court, Germantown, MD 20874, was on July 15, 2021 appointed Personal Representative of the estate of Lawrence Ray Pauley who died on December 6, 2019 with a will.

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

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.

PHILIP BARNES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116668
139971 (7-29,8-5,8-12)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET L. MORGAN

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500, Rockville, MD 20850 was on July 21, 2021 appointed Personal Representative of the estate of Margaret L. Morgan, who died on January 11, 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.

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.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116973
139977 (7-29,8-5,8-12)

Andrew Friedman
c/o McMillan Metro PC
7811 Montrose Road, Suite 400
Potomac, MD 20854

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANA S MAXWELL

Notice is given that Regina Maxwell, whose address is 7104 Westchester Drive, Temple Hills, MD 20748 was on June 22, 2021 appointed Personal Representative of the estate of Diana S Maxwell, who died on December 1, 2018 without a will.

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

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 MAXWELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112786
139978 (7-29,8-5,8-12)

LEGALS

NOTICE

IN THE MATTER OF:
Oluwakemi Felicia Ogunbanjo

FOR THE CHANGE OF
NAME TO:
Oluwakemi Felicia Oyelaja-Matthews

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07791

A Petition has been filed to change the name of Oluwakemi Felicia Ogunbanjo to Oluwakemi Felicia Oyelaja-Matthews.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139939 (7-29)

LEGALS

NOTICE

IN THE MATTER OF:
Asif Ahmed Bhuiyan

FOR THE CHANGE OF
NAME TO:
Asif Ahmed

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07547

A Petition has been filed to change the name of Asif Ahmed Bhuiyan to Asif Ahmed.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139936 (7-29)

NOTICE

IN THE MATTER OF:
Dayana Sophia Pineda

FOR THE CHANGE OF
NAME TO:
Dayana Sophia Villafranco Pineda

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07241

A Petition has been filed to change the name of (Minor Child(ren)) Dayana Sophia Pineda to Dayana Sophia Villafranco Pineda.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139941 (7-29)

**NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND
NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

July 29, 2021

Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883-5539

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Town of Riverdale Park.

REQUEST FOR RELEASE OF FUNDS

On or after August 16, 2021 Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as "Town of Riverdale Park, 48th Avenue Road and Sidewalk Improvements, PY 45R" for the purpose of construction of sidewalks and handicapped accessibility ramps on the west side of 48th Avenue from Riverdale Road to Nicholson Street. The project was originally planned to include roadway repaving, curb and gutter reconstruction, as well as sidewalk and ramp construction on 48th Avenue from Riverdale Road to Longfellow Street; the scope of work was reduced due to budget constraints. The estimated HUD funding is \$155,000; the estimated total project cost is \$190,000.

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required for either project. Additional project information is contained in the Environmental Review Record (ERR) which is archived to https://www.onecpd.info/environmental-review/environmental-review-records.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with this determination or wishing to comment on the project may submit written comments to the Prince George's County Department of Housing and Community Development, Attn: Linda G. Kruelle, Environmental Review Officer, 9200 Basil Court, Suite 306, Largo, MD 20774 or by e-mail to lgkruelle@co.pg.md.us. All comments received by August 13, 2021 will be considered by Prince George's County prior to submitting a request for release of funds. Commentators should specify which Notice they are addressing.

CERTIFICATION

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

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that either of the projects is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and shall be submitted by e-mail to CPD_COVID-19OEE-DC@hud.gov. Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at Michael.D.Rose@hud.gov to verify the actual last day of the objection period.

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

139984 (7-29)

NOTICE

IN THE MATTER OF:
Jennifer Lowery-Bell

FOR THE CHANGE OF
NAME TO:
Jennifer Murdock-Lowery-Bell

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07652

A Petition has been filed to change the name of Jennifer Lowery-Bell to Jennifer Murdock-Lowery-Bell.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139937 (7-29)

NOTICE

IN THE MATTER OF:
Rielyn Karsyn Clue

FOR THE CHANGE OF
NAME TO:
Rielyn Karsyn Brown

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06935

A Petition has been filed to change the name of (Minor Child(ren)) Rielyn Karsyn Clue to Rielyn Karsyn Brown.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139942 (7-29)

NOTICE

IN THE MATTER OF:
Musse Mandefro

FOR THE CHANGE OF
NAME TO:
Musa Al'Najah

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07677

A Petition has been filed to change the name of Musse Mandefro to Musa Al'Najah.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139938 (7-29)

NOTICE

IN THE MATTER OF:
Justin Kent Deloatch III

FOR THE CHANGE OF
NAME TO:
Jari Ahmed Davis

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06923

A Petition has been filed to change the name of (Minor Child(ren)) Justin Kent Deloatch III to Jari Ahmed Davis.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139943 (7-29)

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

NOTICE

IN THE MATTER OF:
Ludwing Roberto Garcia

FOR THE CHANGE OF
NAME TO:
Ludwing Roberto VillaFuerte

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06758

A Petition has been filed to change the name of (Minor Child(ren)) Ludwing Roberto Garcia to Ludwing Roberto VillaFuerte.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139945 (7-29)

NOTICE

IN THE MATTER OF:
David Oseojie Salu

FOR THE CHANGE OF
NAME TO:
David Oseojie Edwards

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06600

A Petition has been filed to change the name of (Minor Child(ren)) David Oseojie Salu to David Oseojie Edwards.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139946 (7-29)

NOTICE

IN THE MATTER OF:
KeMonte' Terrell Brown

FOR THE CHANGE OF
NAME TO:
KeMonte' Brandon Matthews

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07542

A Petition has been filed to change the name of (Minor Child(ren)) KeMonte' Terrell Brown to KeMonte' Brandon Matthews.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139947 (7-29)

LEGALS

NOTICE

IN THE MATTER OF:
Kwame Kusi Fordjour

FOR THE CHANGE OF
NAME TO:
Kwame Kusi Fordjour

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06680

A Petition has been filed to change the name of Kwame Kusi Fordjour to Kwame Kusi Fordjour.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139940 (7-29)

NOTICE

IN THE MATTER OF:
Ava Stepheny Harden Knox

FOR THE CHANGE OF
NAME TO:
Ava Marley Salisa Knox-Rowe

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-06919

A Petition has been filed to change the name of (Minor Child(ren)) Ava Stepheny Harden Knox to Ava Marley Salisa Knox-Rowe.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139944 (7-29)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duval Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on **08/13/2021**. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9676, 2012 DODGE
VIN# 2C3CDYAG1CH269110
JD AUTO CARE
7622 MARLBORO PIKE
FORESTVILLE

LOT#9732, 2007 BMW
VIN# WBSK93597CY49055
SKY AUTOMOBILE MECHANIC
LLC
2775 WOLKENS AVE
BALTIMORE

LOT#9733, 1981 HUNTER 30'
BOAT
MD# 8188AX
HIN# HUN71004M81D
HERRINGTON HARBOR
NORTH
389 DEALER RD
TRACEY'S LANDING

LOT#9734, 2014 SUBARU
VIN# JF1G7E62EG008417
ATA
ANDREW TECH AUTOMOTIVE
SOLUTIONS INC
8029-C CESSNA AVE
GAITHERSBURG

LOT#9735, 2013 SUBARU
VIN# JF1G7E62DL033927
ATA
ANDREW TECH AUTOMOTIVE
SOLUTIONS INC
8029-C CESSNA AVE
GAITHERSBURG

LOT#9736, 2013 CHEVROLET
VIN# 1GCKXK81DF214975
SUPERIOR AUTO WORLD
110 REISTERSTOWN RD
PIKESVILLE

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

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

139983 (7-29,8-5)

NOTICE

IN THE MATTER OF:
William David Welton

FOR THE CHANGE OF
NAME TO:
David William Welton

In the Circuit Court for
Prince George's County, Maryland
Case No. CAE 21-07379

A Petition has been filed to change the name of William David Welton to David William Welton.

The latest day by which an objection to the Petition may be filed is August 17, 2021.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
139948 (7-29)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

MAURA LEONARDO
PANCRASIO LOPEZ
AKA PANCRACIO LOPEZ (DE-
CEASED)
4113 53rd Place
Bladensburg, MD 20710
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-12963

Notice is hereby given this 22nd day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4113 53rd Place, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd day of August, 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 23rd day of August, 2021. The report states the purchase price at the Foreclosure sale to be \$258,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139957 (7-29,8-5,8-12)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

IRVING DANCY
DANA M. DANCY
1211 Adeline Way
Capitol Heights, MD 20743
Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 20-03215

Notice is hereby given this 22nd day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1211 Adeline

LEGALS

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

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

**2331 PEMBERELL PLACE
DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Rachelle Lawrence aka Rachelle I Lawrence, dated November 4, 2005, and recorded in Liber 24758 at folio 771 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

**AUGUST 3, 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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 19-603610)

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
139872 (7-15,7-22,7-29)

LEGALS

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

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

**13113 SHINNECOCK DRIVE
SILVER SPRING, MARYLAND 20904**

By virtue of the power and authority contained in a Deed of Trust from Scaffold F Forte, dated July 31, 2007, and recorded in Liber 28707 at folio 242 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, on

**AUGUST 3, 2021
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$45,000.00 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 # 19-603613)

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
139873 (7-15,7-22,7-29)

LEGALS

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

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

**4806 MEDORA DRIVE
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Estate Of Enid Agnes Swannee, 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, on

**AUGUST 10, 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
139907 (7-22,7-29,8-5)

LEGALS

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

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

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

By virtue of the power and authority contained in a Deed of Trust from Barbara Sabino aka Barbara L. Sabino, dated August 23, 2005, and recorded in Liber 23349 at folio 169 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**AUGUST 3, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42462)

LAURA H.G. O'SULLIVAN, ET AL.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland
139881 (7-15,7-22,7-29)

LEGALS

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

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

**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 At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

**AUGUST 10, 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 \$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
139910 (7-22,7-29,8-5)

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, on

**AUGUST 10, 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 \$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
139911 (7-22,7-29,8-5)

The Prince George's Post

Call 301-627-0900

Fax 301-627-6260

LEGALS

Jose L. Espejo, Esq.
McMillan Metro, P.C.
7811 Montrose Road, Suite 400
Potomac, MD 20854
301-251-1180

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**PATRICIA M. PRESTIGIACOMO
A/K/A PATRICIA M. PRESTI**

Notice is given that Charles Presti, whose address is 304 C De Baca Rd., Corrales, New Mexico 87048, was on June 30, 2021 appointed Personal Representative of the estate of Patricia M. Prestigiacomom a/k/a Patricia M. Presti, who died on April 7, 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 shall file their objections with the Register of Wills on or before the 30th 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.

CHARLES PRESTI
Personal Representative

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

Estate No. 120928
139893 (7-15,7-22,7-29)

DAVID L. SCULL
7960 Old Georgetown Rd. #8C
Bethesda, MD 20814
301-913-9660

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA KAREN RICE

Notice is given that Rhonda E. Rice, whose address is 3223 Walton Pike, Dover, KY 41034, was on July 7, 2021 appointed Personal Representative of the estate of Linda Karen Rice, who died on April 17, 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 shall file their objections with the Register of Wills on or before the 7th day of January, 2022.

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.

RHONDA E. RICE
Personal Representative

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

Estate No. 120578
139892 (7-15,7-22,7-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ODESSA V MORRIS

Notice is given that Horace Anthony Morris, whose address is 12410 Van Brady Road, Upper Marlboro, MD 20772, was on July 7, 2021 appointed Personal Representative of the estate of Odessa V Morris, who died on September 11, 2001 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of January, 2022.

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.

HORACE ANTHONY MORRIS
Personal Representative

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

Estate No. 61003
139894 (7-15,7-22,7-29)

**NOTICE ALTERNATE
NOTICE BY PUBLICATION**

DELICIA GUARDIA ALELUYA
Plaintiff,

vs.
**DOUGLAS WILSON SABATH
CORDONA**
Defendant,

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAD17-13778**

This is to give notice that on the 6th day of June 2018, the Plaintiff, Delicia Guardia Aleluya, filed a Supplemental Complaint for Absolute Divorce in the Circuit Court for Prince George's County, Maryland. The Complaint seeks an absolute divorce from the Defendant, Douglas Wilson Sabath Cordona, on the grounds of one year's separation, and for such other and further relief as the Court deems necessary and appropriate.

The Circuit Court for Prince George's County, Maryland may grant that relief unless Defendant can show reason why the court should not grant the relief. Defendant must file a response to the complaint on or before September 9, 2021.

If Defendant fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county at least once a week for three (3) consecutive weeks on or before August 9, 2021.

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

139895 (7-15,7-22,7-29)

**Call 301-627-0900
for a quote.**

NOTICE

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

vs.
Sy Ismaila Sahande
Defendant

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
CIVIL NO. CAEF 21-02705

ORDERED, this 6th day of July, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4321 39th Place, Brentwood, Maryland 20722 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 6th day of August, 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 6th day of August, 2021, next.

The report states the amount of sale to be \$272,000.00.

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

139888 (7-15,7-22,7-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MICHAEL ANDREW BA-
BALOGHO EFEMINI**

Notice is given that Teri Efemini, whose address is 2108 Woodvale Lane, Bowie, MD 20721, was on May 24, 2021 appointed Personal Representative of the estate of Michael Andrew Babalogho Efemini who died on April 24, 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 24th 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.

TERI EFEMINI
Personal Representative

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

Estate No. 120724
139891 (7-15,7-22,7-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOUISE BONDS

Notice is given that Irene Dolphin, whose address is 1404 Golf Course Drive, Bowie, MD 20721, was on May 26, 2021 appointed Personal Representative of the estate of Mary Louise Bonds who died on January 22, 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 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.

IRENE DOLPHIN
Personal Representative

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

Estate No. 119443
139924 (7-22,7-29,8-5)

NOTICE

Thomas J. Kokolis, et al.

vs.
Edna N. Christopher
Defendant.

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-02751**

Notice is hereby given this 22nd day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 9470 Annapolis Road #225, Lanham, MD 20706, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of August, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in Prince George's County, once in each of three successive weeks before the 23rd day of August, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$179,500.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

139959 (7-29,8-5,8-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORETTA PAULINE THOMPSON

Notice is given that Lloyd Thompson, whose address is 1220 L Street NW Suite 100-204, Washington, DC 20025, was on July 8, 2021 appointed Personal Representative of the estate of Loretta Pauline Thompson, who died on May 11, 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 8th day of January, 2022.

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.

LLOYD THOMPSON
Personal Representative

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

Estate No. 1212Rockville, MD
2085006
139920 (7-22,7-29,8-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY L MIERS

Notice is given that Sarah E Miers, whose address is 1101 Higgins Place Apt 615, Rockville, Maryland 20852, was on July 12, 2021 appointed Personal Representative of the estate of Mary L Miers who died on May 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 12th day of January, 2022.

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.

SARAH E MIERS
Personal Representative

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

Estate No. 121388
139922 (7-22,7-29,8-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES EDWARD STRAHAN

Notice is given that Marcella Strahan, whose address is 4510 Heath Street, Capitol Heights, MD 20743, was on July 13, 2021 appointed Personal Representative of the estate of Charles Edward Strahan, who died on March 18, 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 13th day of January, 2022.

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.

MARCELLA STRAHAN
Personal Representative

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

Estate No. 120603
139919 (7-22,7-29,8-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROL DARLENE HAMMER

Notice is given that Micki Heineken, whose address is 949 Old Annapolis Neck Road, Annapolis, MD 21043 and Michael A. Hammer, whose address is 7765 Peach Court, Lusby, MD 20657, were on May 17, 2021 appointed Co-Personal Representatives of the estate of Carol Darlene Hammer who died on April 11, 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 17th day of November, 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.

**MICKI HEINEKEN
MICHAEL A. HAMMER**
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. 120823
139923 (7-22,7-29,8-5)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That Pursuant to Section 26-1104 of the Alcoholic Beverage Article of the Annotated Code of Maryland, the Board of License Commissioners will accept applications for the Special Sunday Off-Sale Permit(s). The number of Special Sunday Off-Sale Permits is limited therefore all applications must be filed between August 1st and 31st to be considered for the available permit(s). Public Hearings will be scheduled for each properly filed application. Applications are available by contacting the Board of License Commissioners Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 19, 2021

139960 (7-29,8-5)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
JUAN RIOS-ESCOBAR
ALBA ALVARADO
7705 24th Avenue
Hyattsville, MD 20783

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-45062**

Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7705 24th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of August, 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 6th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$308,000.00.

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

139884 (7-15,7-22,7-29)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
ANDREW LEE ROBINSON, JR.
9631 Reiker Drive
Upper Marlboro, MD 20774

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-01612**

Notice is hereby given this 6th day of July,

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES EDWARD WILLIAMS
AKA: JAMES E WILLIAMS

Notice is given that Harold W. Neal, whose address is 1622 Rosedale Street, NE, Washington, DC 20002, was on May 18, 2021 appointed Personal Representative of the estate of James Edward Williams 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 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 hereafter. Claim forms may be obtained from the Register of Wills.

HAROLD W. NEAL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120083
139921 (7-22,7-29,8-5)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY L. MONTGOMERY

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850 was on July 15, 2021 appointed Personal Representative of the estate of Dorothy L. Montgomery, who died on July 13, 2017 without a will.

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116976
139976 (7-29,8-5,8-12)

MECHANIC'S LIEN SALE

Central Truck Center will sell at public auction the following vehicles under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, for storage, repairs and other lawful charges.

2005 Kenworth
VIN: 1NKALB9X55J080015

Sale to be held:
August 11, 2021
10 a.m.

Sale to held at:
Central Truck Center, Inc.
8319 Ardwick Ardmore Road
Landover, MD 20785

Terms of Sale - CASH
Lienor reserves the right to bid.

Central Truck Center, Inc.
3839 Ironwood Place
Landover, MD 20785
301-322-9000 // 240-487-3399 Fax
139979 (7-29,8-5)

LM File No.: 791-00001-Karkenny

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 202
Frederick, MD 21701

ORDER OF PUBLICATION

Samuel Karkenny, Plaintiff,
vs.
Defendants.

The testate and intestate successors of Clyde Short, deceased, and all persons claiming by, through, or under the decedent; the testate and intestate successors of Ethel Short, deceased, and all persons claiming by, through, or under the decedent; 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 situate in Prince George's County, Maryland, known as 4002 48th St., Bladensburg, MD 20710 and described as N 50 FT OF S 85 FT LT 38 (CORR USE 05) and being identified on the Tax Roll as Account No. 02-0178335,

In the Circuit Court for Prince George's County, Maryland Case No. CAE 19-08713 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 26th day of July, 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 20th day of August, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 28th day of September, 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
139982 (7-29,8-5,8-12)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

AUGUST 11, 2021

- Randy Richardson, Member, Pro Street Shop, LLC, **t/a Paradigm Restaurant**, 3701 Branch Avenue, Temple Hills, 20748, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about August 12, 2019 a transfer of location application for a Class B, Beer, Wine and Liquor was filed, that on or about January 28, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Continued from December 10, 2020. Licensee is represented by Robert Kim, Esquire.
- Daisy Dumera, Member-Manager, Helen S.K. Solomon, Member/Authorized Person, Kettle Top, LLC, **t/a Kettle Top American Bar & Grill**, 3656 St. Barnabas Road, Suitland, 20746, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 23, 2019 a new application for a Class B, Beer, Wine and Liquor was filed, that on or about December 17, 2019 approval by the

Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Robert Kim, Esquire.

- Sil Mudsi, Member-Manager, Balkonie Restaurant Group, LLC, **t/a Balkonie**, 6323 Greenbelt Road, Berwyn Heights, 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Rule and Regulation 37 (Change of Mode of Operation) of 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). Licensee is represented by Robert Kim, Esquire

- Selvaraj Jayaraman, CEO, Great American Italian Restaurant, LLC, **t/a Indish Exotic India Restaurant & Bar**, 15908 Crain Highway SE, Brandywine, 20613, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about June 22, 2021 at approximately 3:34 p.m. One underage operative (20 years old) of the Prince George's County Cadet Program entered Indish Exotic India Restaurant & Bar located at 15908 Crain Highway SE, Brandywine, MD. The 20-year-old operative was sold one glass of Bud Light on Draft. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspectors Brockington and Glenn of the Prince George's County Board of License Commissioners spoke to the manager Ravi Kumaran, on scene. Licensee is represented by Linda Carter, Esquire

- Matthew D. Behler, President/Secretary/Treasurer, Bonefish Brandywine, LLC, **t/a Bonefish Grill**, 15910 Crain Highway SE, Brandywine, 20613, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about June 22, 2021 at approximately 3:05 p.m. One underage operative (20 years old) of the Prince George's County Cadet Program entered Bonefish Grill located at 15910 Crain Highway SE, Brandywine, MD. The 20-year-old operative was sold one sixteen-ounce glass of Bud Light on Draft. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspectors Brockington and Glenn of the Prince George's County Board of License Commissioners spoke to the manager Nate Brusberg, on the scene. Licensee is represented by Nick Kallis, Esquire

- Ankit Kavi, President/Secretary/Treasurer, Wine and Liquor Depot, Inc., **t/a Wine & Liquor Depot**, 16002 D Crain Highway SE, Brandywine, 20613, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about June 22, 2021 at approximately 2:25 p.m. One underage operative (20 years old) of the Prince George's County Cadet Program entered Wine & Liquor Depot located at 16002 D Crain Highway SE, Brandywine, MD. The 20-year-old operative was sold one six pack 12-ounce of Mike's Hard Lemonade. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspectors Brockington and Glenn of the Prince George's County Board of License Commissioners spoke to the manager Ashok Kavi, on the scene. Licensee is represented by Robert Kim, Esquire

A virtual hearing will be held via Zoom at 7:00 p.m. Wednesday, August 11, 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
July 22, 2021

139961 (7-29,8-5)

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

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.
ALFREDO M. PARUNGAO
ROSITA P. PARUNGAO
JERWYN PARUNGAO
JOEL PARUNGAO
8607 Johnson Avenue
Glenarden, MD 20706

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-01607

Notice is hereby given this 15th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8607 Johnson Avenue, Glenarden, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2021. The report states the purchase price at the Foreclosure sale to be \$348,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139912 (7-22,7-29,8-5)

K. ALICE YOUNG, ESQUIRE
NUSINOV SMITH, LLP
6225 Smith Avenue, Suite 200B
Baltimore, Maryland 21209
410-234-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIE IFILL

Notice is given that Donna Ifill, whose address is 12812 Sholton Street, Upper Marlboro, MD 20774 was on July 16, 2021 appointed Personal Representative of the estate of Julie Ifill, who died on July 17, 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 16th day of January, 2022.

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 hereafter. Claim forms may be obtained from the Register of Wills.

DONNA IFILL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118517
139973 (7-29,8-5,8-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.
CHRISTINA M. JACKSON
2922 West Grove
Upper Marlboro, MD 20774

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-02687

Notice is hereby given this 21st day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2922 West Grove, 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 23rd day of August, 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 23rd day of August, 2021. The report states the purchase price at the Foreclosure sale to be \$225,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139956 (7-29,8-5,8-12)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.
WILLIAM L. FULLER
CECILIA M. WRIGHT
6509 Woodley Road
Clinton, MD 20735

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-20819

Notice is hereby given this 15th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6509 Woodley Road, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2021. The report states the purchase price at the Foreclosure sale to be \$240,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139913 (7-22,7-29,8-5)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

2007 Mitsubishi Outlander
VIN: JA4MT31X17U002732

Sale to be held on
JULY 31, 2021
AT 12:00 NOON

on the premises of LL Towing & Recovery at 6655-E Mid Cities Ave, Beltsville, MD 20705.

Terms of Sale-CASH.
Lienor reserves the right to bid.

LL Towing & Recovery
6655-E Mid Cities Ave.
Beltsville, MD 20705

139930 (7-22,7-29)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

AUGUST 4, 2021

- t/a PartyHQ** – Request for a Special Entertainment Permit. Licensee is represented by Linda Carter, Esquire.
- t/a Gee's** – Requesting to remove Mr. Pravjot Batra as a licensee and transfer his 60% interest to increase Mr. Siddhartha Mahajan's interest to 100%.
- Proposed Revision to R.R. No. 75 – Special Entertainment Permit/Family Entertainment Permit.
- Leia Burks, Managing Member/Authorized Person, Taseen Abdulbarr, Member/Authorized Person, Center Pocket, I.C., **t/a Center Pocket Billiards and Cafe**, 4931 Tesla Drive, Bowie, 20715, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 20, 2019 a new application for a Class B (BLX), Beer, Wine and Liquor was filed, that on or about July 23, 2019 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Linda Carter, Esquire.
- Monzurul Islam, President, M & P Investment, 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 and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 7, 2019 a transfer application for a Class D, Beer and Wine was filed, that on or about July 23, 2019 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. The current license holder has an outstanding balance with the BOLC. Continued from December 9, 2020, January 13, 2021 & February 10, 2021.
- Aster Hailelessiam, Member/Authorized Person, DC Dynasty, LLC, **t/a National Golf Club at Tantallon**, 300 St. Andrews Drive, Fort Washington, 20744,

Class C, GCC, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about December 17, 2019 a transfer application for a Class C, GCC, Beer, Wine and Liquor was filed, that on or about February 25, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Continued from December 9, 2020. Licensee is represented by Robert Kim, Esquire.

- Sandra Short, Secretary, Mingwei Cai, Managing Member, East Moon Ming, LLC, **t/a East Moon Asian Bistro**, 6107 Highbridge Road, Bowie, 20715, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about February 20, 2020 a transfer application for a Class B, Beer, Wine and Liquor was filed, that on or about August 25, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Michael W. Lu, Esquire.

- Baldomero Avalos, Member, El Charro, LLC, **t/a El Charro Restaurant**, 933 Fairlawn Avenue, Laurel, 20707, Class BL(R), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about July 20, 2020 a transfer application for a Class BL(R), Beer, Wine and Liquor was filed, that on or about October 27, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Joseph Trevino, Esquire.

- Oscar Hernandez, Member Manager, H and P Restaurant, LLC, **t/a OMG Restaurant Bar and Lounge**, 1401 University Blvd E, Unit # G-12, 13 & 14, Hyattsville, 20783, Class BL(R) Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about August 4, 2020 a transfer application for a Class BL(R), Beer, Wine and Liquor was filed, that on or about October 27, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Robert Kim, Esquire.

- Celbin M. Diaz, Member/Authorized Person, Ibiza Events Center, LLC, **t/a Coco Night Club**, 2031 A University Blvd, Adelphi, 20783, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about September 2, 2020 a transfer application for a Class B (BLX), Beer, Wine and Liquor was filed, that on or about October 27, 2020 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Linda Carter, Esquire.

- Un Jin Shin, President/Treasurer, Jenny J. Kim, Vice President/Secretary, S & K Enterprises, Inc., **t/a Dodge City Market**, 7409 Marlboro Pike, District Heights, 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 and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about November 24, 2020 a transfer application for a Class D, Beer and Wine was filed, that on or about January 26, 2021 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Robert Kim, Esquire

A virtual hearing will be held via Zoom at 7:00 p.m. Wednesday, August 4, 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
July 16, 2021

139926 (7-22,7-29)

LEGALS

NOTICE OF A RESCHEDULED PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION WILL HOLD A

VIRTUAL JOINT PUBLIC HEARING

ON THE COUNTYWIDE SECTIONAL MAP AMENDMENT (CMA) FOR PRINCE GEORGE'S COUNTY

Due to the COVID-19 Pandemic, and certain legal requirements, the Prince George's County Council made the decision to postpone the previously scheduled November 20, 2020 Joint Public Hearing on the CMA. On April 9, 2021, the Maryland General Assembly passed House Bill 980 amending certain legal requirements of State law, which now allows the County Council to convene with the Planning Board to consider the proposed CMA.

Due to the COVID-19 Pandemic, the County Council also enacted CB-33-2020, and adopted CR-57-2020, to amend the Zoning Ordinance and District Council Rules to allow for public hearings to be conducted virtually or remotely.

Pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland and the Zoning Ordinance of Prince George's County, being also Subtitle 27 of the Prince George's County Code, the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, hereby give notice of a Joint Virtual Public Hearing in order to receive public testimony concerning the CMA.

The CMA consists of all properties within the County except for properties located within the municipal boundaries of the City of Laurel. The CMA, which is most of the County's land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George's County.

PUBLIC HEARING DATE/TIME:

**Monday, September 13, 2021, at 5:00 p.m.
Tuesday, September 14, 2021, at 5:00 p.m.**

PUBLIC HEARING LOCATION:

Virtual Meeting / Remote Participation

Out of concern for the health and safety of the public and County employees, in accordance with provisions of the County Code, the joint public hearing will be conducted virtually with remote participation. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.**

The public may view the Joint Virtual Public Hearing via live stream at the link provided at: <https://pgccouncil.us/LIVE>.

****PLEASE NOTE:** Due to the COVID-19 pandemic, County buildings are currently closed or not open to the public. If County operations change and County buildings are open to the public, accommodations may be provided for registered participants to access the virtual hearing and participate from a designated County building, subject to building capacity restrictions and/or safety protocols. If a County building is designated to facilitate in-person access and participation of the virtual public hearing, the location will be as follows:

**County Administration Building
Council Hearing Room – First Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772**

PURPOSE OF PUBLIC HEARING:

To provide all interested persons the opportunity to express their views concerning the CMA.

Members of the public can participate in the following ways:

- 1. If you wish to speak at the hearing:** you must first preregister before 3:00 p.m. on Thursday, September 9, 2021. You may sign-up to speak at: <https://pgccouncil.us/Speak>. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Testimony from individual speakers and representatives from a group or groups will be limited up to three minutes.
- 2. All other interested parties may view the meeting via live stream at the link provided at:** <https://pgccouncil.us/LIVE>.
- 3. Written testimony:** Please be advised that written testimony and/or exhibits will also be accepted in lieu of, or in addition to, oral testimony. Written testimony, comments and affidavits will be accepted in electronic format via the Council's eComment portal, rather than by U.S. mail. For those unable to use the portal at <https://pgccouncil.us/Speak>, comments/written correspondence and affidavits may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301)952-5178.

Written comments may be submitted through the close of business on Wednesday, September 29, 2021, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

If you intend to provide testimony at the Virtual Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, **please read carefully the affidavit requirements explained in this notice.**

The public hearing is part of a process leading to the approval of a new zoning map, thereby implementing the zones contained in the new Zoning Ordinance for Prince George's County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018.

If your property is located within that portion of the Maryland-Washington Regional District within Prince George's County (all properties in the County except those located within the City of Laurel), approval of the Countywide Sectional Map Amendment will may result in the rezoning of your property, which could then affect your property values and your tax liability.

The CMA is not intended to be a venue for rezoning property except to the extent necessary to implement the new Zoning Ordinance. Nonetheless, if you intend to provide in-person testimony at the Joint Public Hearing on the CMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council at least 30 days prior to the Joint Public Hearing on the CMA. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council's eComment portal, rather than by U.S. mail.

If you previously submitted an affidavit in this CMA process, your affidavit is still valid and does not need to be resubmitted. However, the State Public Ethics Law requires you to file a supplemental affidavit if you made a contribution to a Council Member since the submittal of your first affidavit(s).

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

- For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>
- For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>
- For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

LEGALS

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

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

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

To view the preliminary zoning map, please visit the Zoning Rewrite website at <http://zoningPGC.pgplanning.com>. Currently, all Prince George's County buildings including libraries and community centers are closed to the public. Copies of the preliminary zoning map will be available for pick up by **Friday, July 30, 2021** from the Prince George's County Planning Department's green distribution boxes (see image below) stationed outside the locations listed below. Please note, that due to the high volume and demand, limited copies of the preliminary zoning map will be available. Locations where copies are exhausted will be replenished periodically:

County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Hillcrest Heights Community Center
2300 Oxon Run Drive
Oxon Hill, MD 20745

Laurel-Beltsville Senior Activity Center
7120 Contee Road
Laurel, MD 20707

Southern Regional Technology and Recreation Complex
7007 Bock Road
Fort Washington, MD 20744

Wayne K. Curry Sports & Learning Center
8001 Sheriff Road, Landover, MD 20785



Distribution Box

To stay up to date on the Virtual Joint Public Hearing or to find additional information on the Zoning Rewrite and the CMA, please visit the County Council's project website at <https://pgccouncil.us/ZOR>. For further information, please contact Planning Department staff by telephone: 301-952-4944; by e-mail: Zoningpgc@ppd.mnccpc.org; or visit the Zoning Rewrite website: <http://zoningPGC.pgplanning.com>.

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
SITTING AS THE DISTRICT COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND**
Calvin S. Hawkins II, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

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

ATTEST:
Joseph Zimmerman
Secretary-Treasurer

139928 (7-22,7-29)

**NOTICE OF PUBLIC HEARING
THE TOWN OF UPPER MARLBORO
CHARTER AMENDMENT RESOLUTION NO 02-2021**

PUBLIC HEARING Saturday, August 7, 2021 at 11:00 o'clock A.M. in Person Outside Upper Marlboro Town Hall, 14211 School Lane, Upper Marlboro, Maryland & Tuesday, August 10, 2021 at 6:00 o'clock P.M. Virtual Prior To Town Meeting. All interested persons are invited to attend said public hearing and present their views: NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland propose Charter Amendment Resolution 02-2021: Amending the Charter of the Town of Upper Marlboro by increasing the membership of the board of commissioners from three to five; by changing the general election from the first Monday in January in even numbered years to the first Tuesday in November in odd numbered years; by authorizing up to five supervisors of elections to be appointed in September prior to a general election; by removing language mandating the purging of voters who have failed to vote in three successive general elections from the list of qualified voters; by clarifying the requirement to file both a statement of candidacy and a nominating petition to run for municipal office; by striking as antiquated or surplusage a provision regarding women's suffrage; and making certain stylistic, grammatical and non-substantive changes thereto. A Resolution of the Board of Commissioners of the Town of Upper Marlboro, Maryland adopted pursuant to the authority of Article XI-E, § 4 of the Constitution of the State of Maryland and Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland, to amend the Charter of the Town of Upper Marlboro, to amend Sections 82-3 (Number, Selection, Term), 82-6 (Meetings of the Board), 82-20 (Board of Supervisors of Elections), 82-24 (Registration), 82-26 (Candidates), 82-27 (Election of Board of Commissioners), 82-28 (Conduct of Elections), 82-30 (Vote Count), 82-33 (Women), and to make other stylistic, grammatical and non-substantive changes thereto. Charter Amendment Resolution 02-2021 shall take effect and shall become and be considered the Charter of the Town of Upper Marlboro, upon the fiftieth day after being so ordained or passed unless on or before the fortieth day after being so adopted and passed a referendum petition meeting the requirements of State law shall be presented to the Board of Commissioners of the Town of Upper Marlboro, Maryland or mailed to it by certified mail, return receipt requested, bearing a postmark from the United States Postal Service. **Charter Amendment Resolution 02-2021 is available for inspection by contacting the Town Clerk at clerk@uppermarlbormd.gov.**

By Authority of: The Town of Upper Marlboro, Maryland
Linda Pennoyer, Mayor/President

139955 (7-29,8-5)

**THE
PRINCE
GEORGE'S
POST
NEWSPAPER**

CALL 301-627-0900

FAX 301-627-6260

LEGALS

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

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, on

**AUGUST 17, 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 \$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

139949 (7-29,8-5,8-12)

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

**AUGUST 17, 2021
AT 9:30 AM**

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

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

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

139950 (7-29,8-5,8-12)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2021-04 – DAVID C. DRISKELL COMMUNITY PARK

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 2021-04 – David C. Driskell Community Park on Monday, July 19, 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 strike any reference to "Magruder Park" and replace it with the "David C. Driskell Community Park."

The Ordinance is effective on August 8, 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 2021-04 - David C. Driskell Community Park in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

139954 (7-29,8-5)

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

**1300 MINNESOTA WAY
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 23361, Folio 597 and re-recorded in Liber 24799, Folio 358 among the Land Records of Prince George's County, MD, with an original principal balance of \$357,000.00, 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

AUGUST 17, 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, 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 \$34,000 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. 345492-1)

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

139951 (7-29,8-5,8-12)

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

**14816 DOLPHIN WAY
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26457, Folio 665 among the Land Records of Prince George's County, MD, with an original principal balance of \$695,200.00, 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

AUGUST 17, 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 \$69,000 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. 169785-1)

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

139952 (7-29,8-5,8-12)

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

**7310 WINTERGREEN CT.
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated December 22, 2006, recorded in Liber 27806, Folio 707 among the Land Records of Prince George's County, MD, with an original principal balance of \$340,100.00, 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

AUGUST 17, 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 \$49,000 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. 328344-2)

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

139953 (7-29,8-5,8-12)

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

**4807 WILES VISION DR.
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, 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

AUGUST 3, 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, 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 \$63,000 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. 173254-2)

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
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139882 (7-15,7-22,7-29)

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

**3306 WATERFORD MILL RD.
A/R/T/A 12807 CONTEE MANOR DR.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated February 16, 2011, recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,136,160.00, 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

AUGUST 3, 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 \$106,000 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. 330287-1)

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

139883 (7-15,7-22,7-29)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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, on

AUGUST 10, 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 \$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

139908 (7-22,7-29,8-5)

Proudly Serving
Prince George's County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**FLAVIO YOVANI CANALES
UMANZOR**

Notice is given that Zoila Evelia Velasquez Umanzor, whose address is 6803 25th Avenue, Hyattsville, MD 20782, was on July 13, 2021 appointed Personal Representative of the estate of Flavio Yovani Canales Umanzor, who died on February 28, 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 13th day of January, 2022.

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.

ZOILA EVELIA VELASQUEZ
UMANZOR
Personal Representative

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

Estate No. 120899
139972 (7-29,8-5,8-12)

Isaac H. Marks, Sr., Esquire
Law Office of Isaac H. Marks, Sr., LLC
11785 Beltsville Drive, Suite 150
Calverton, Maryland 20705
301-572-7391

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN MARY WATERS

Notice is given that Keya Nimmons, whose address is 821 Kenyon Ave, Waldorf, MD 20602, was on May 6, 2021 appointed Personal Representative of the estate of Kathleen Mary Waters who died on December 23, 2020 with a will.

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

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

KEYA NIMMONS
Personal Representative

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

Estate No. 119630
139965 (7-29,8-5,8-12)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM GERBER TRAPP, JR.

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on July 14, 2021 appointed personal representative of the small estate of William Gerber Trapp, Jr., who died on November 21, 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 claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 116898
139962 (7-29)

Peter D. Randolph, Esq.
Lawless, Randolph & Dale, LLC
One Dudley Court
Bethesda, MD 20814
301-530-8800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLGA M. HARVEY

Notice is given that Dorothy Samuels, whose address is 9121 Kinzer Street, Lanham, MD 20706, was on July 16, 2021 appointed Personal Representative of the estate of Olga M. Harvey who died on May 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 16th day of January, 2022.

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.

DOROTHY SAMUELS
Personal Representative

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

Estate No. 121166
139969 (7-29,8-5,8-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD GILL

Notice is given that Dione Grant-Gill, whose address is 3128 Brinkley Road, Temple Hills, MD 20748 was on July 14, 2021 appointed Personal Representative of the estate of Edward Gill, who died on March 23, 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 shall file their objections with the Register of Wills on or before the 14th day of January, 2022.

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.

DIONE GRANT-GILL
Personal Representative

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

Estate No. 121259
139975 (7-29,8-5,8-12)

Hope P Mookim
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA PERLAKY

Notice is given that Patricia Anselmo, whose address is 12505 Van Brady Road, Upper Marlboro, MD 20772, was on July 12, 2021 appointed personal representative of the small estate of Patricia Perlaky who died on September 29, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

PATRICIA ANSELMO
Personal Representative

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

Estate No. 120016
139963 (7-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORENE R HANNA

Notice is given that Sarah J Hanna-Jones, whose address is 108 Lynbrook Court, Greenbelt, MD 20770, was on July 8, 2021 appointed personal representative of the small estate of Lorene R Hanna who died on April 24, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

SARAH J HANNA-JONES
Personal Representative

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

Estate No. 120177
139964 (7-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOURDES NIEVES FLAIM

Notice is given that John-Paul Flaim, whose address is 317 Midsummer Drive, Gaithersburg, MD 20878, was on May 25, 2021 appointed Personal Representative of the estate of Lourdes Nieves Flaim who died on April 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 25th 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.

JOHN-PAUL FLAIM
Personal Representative

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

Estate No. 120574
139967 (7-29,8-5,8-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTINA G FERGUSON

Notice is given that Gary L Carroll II, whose address is 220 N Toluca Street Apt #5, Los Angeles, CA 90026 was on July 7, 2021 appointed Personal Representative of the estate of Christina G Ferguson, who died on February 25, 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 shall file their objections with the Register of Wills on or before the 7th day of January, 2022.

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.

GARY L CARROLL II
Personal Representative

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

Estate No. 120010
139974 (7-29,8-5,8-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERICA T. DAVIS

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike Suite 650, Rockville, MD 20852, was on July 13, 2021 appointed Personal Representative of the estate of Erica T. Davis, who died on June 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 16th day of January, 2022.

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.

ELEXIS N. CANADY
Personal Representative

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

Estate No. 117259
139968 (7-29,8-5,8-12)

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
F MCKINLEY BROWN

Notice is given that Wynnta Williams-Sevier, whose address is 2007 Fern Mill Court, Chesapeake, VA 23323, was on June 10, 2021 appointed Personal Representative of the estate of F McKinley Brown who died on July 22, 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.

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.

WYNNTA WILLIAMS-SEVIER
Personal Representative

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

Estate No. 117695
139966 (7-29,8-5,8-12)

The Prince George's Post

Call 301-627-0900

Fax 301-627-6260

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the proposed revisions to Rule and Regulation No. 75.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 4, 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. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

R.R. NO. 75 – SPECIAL ENTERTAINMENT PERMIT/FAMILY ENTERTAINMENT PERMIT

As directed under Section 26-1103 of the Alcoholic Beverages Article of the Annotated Code of Maryland, the Board of License Commissioners is authorized to issue a Special Entertainment Permit and Family Entertainment Permit to qualified businesses with Class B Licenses. The Board will hold a public hearing in conjunction with the request for an Entertainment Permit.

The **Special Entertainment Permit** authorizes the holder to provide entertainment, allow patron dancing, with the appropriate County permit, and impose a cover charge under conditions as determined by the Board and in compliance with all County laws.

Entertainment is broadly defined and can include, but is not limited to, any type of performance provided by the licensee or the licensee's agents on the licensed premises. Some examples of entertainment are:

1. Music played by a disc jockey, musician, band, agent or employee of the licensee,
2. Choreography demonstrated by a dancer,
3. Exotic dancing performed by a stripper (If previously authorized by the board),
4. Jokes told by a comedian,
5. Songs performed by a vocalist or instrumentalist,
6. Karaoke machine with vocalist.

In a restaurant setting, where the licensed establishment does not have an Entertainment Permit, the music must be played through the restaurant sound system without the assistance of a Disc Jockey, Agent or Employee of the establishment. The music shall not be loud enough to be heard outside of the licensed establishment, or louder than what background music in a restaurant would be played. Additionally, customers should not have to raise their voices to be heard when speaking due to the music.

Licensees do not need a Special Entertainment Permit for activities that are not considered entertainment. The following examples would NOT usually be considered entertainment:

1. Music played on a restaurant's sound system without the assistance of a disc jockey, agent or employee of the Licensee.
2. Electronic, mechanical, or other devices (e.g. television, video game, pool table, pinball machine, ping pong table, mechanical bull, carousel, jukebox, etc.) that are provided for customer use to enhance the restaurant experience.

The Annual Permit Fee is \$1500.

The **Family Entertainment Permit** authorizes the holder to provide entertainment and impose a cover charge when the business offers entertainment directed at and suitable to families under conditions as determined by the Board and in compliance with all County laws. The seating capacity of the room with entertainment shall not exceed 110. The average daily receipts from the sale of food will be at least 60% of the total daily receipts. The full menu without price deviation shall always be available.

The Annual Permit Fee is \$250.

Application Process:

- A. Submit an application for a Special Entertainment Permit or a Family Entertainment Permit:
 - Applicants shall develop a security plan to prevent the premises from causing a threat to the peace and safety of the surrounding area. Applicants may utilize sworn security personnel as part of the plan if the sworn security has police powers in the jurisdiction where the premises is located.
 - The initial request for a Special Entertainment Permit, Family Entertainment Permit or modification to a previously issued permit shall include:
 - A fully completed Special Entertainment Permit Application;
 - Appropriate Fee;
 - Evidence that the security plan has been submitted to the Prince George's County Chief of Police;
 - If the establishment is located with a municipality, evidence that the security plan has been submitted to the Police Department for the municipality.
- B. At a Public Hearing, the Board will consider the type of entertainment, the days and hours of the entertainment in determining whether to issue a Special Entertainment Permit or Family Entertainment Permit. The Board is authorized to prohibit, condition, or restrict the type of entertainment provided for on the licensed premises.
 - The Board will review any comments on the security plan from the Prince George's County Chief of Police or the designee of the Chief.
 - The Prince George's County Chief of Police is responsible for providing the Board with any Police Department comments on the security plan within 30 days of the Police Department's receipt of the plan from the applicant. If the Board does not receive comments from the Police Department within 30 days of the date in which the applicant submitted it to the Police Department, the Board may take notice that the Police Department did not have comments on the security plan.
 - For each security plan in which the Police Department

LEGALS

provides comments, a representative from the Office of the Chief of Police for Prince George's County will be requested to attend the public hearing and present the Prince George's Police Department's comments and position on the security plan and answer questions the applicant or the Board has regarding the comments of the Police Department. If a Police Department representative does not attend the hearing, the Board may assign meaning to Police Department comments based on evidence presented and notice taken at the hearing.

- After issuance of the **Special Entertainment Permit**, the licensee is required to:
 - Always follow the security plan.
 - Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the community.
 - Between the hours of 9:00 p.m. and 2:00 a.m. the next day, prohibit individuals under 21 years of age from being on the part of the premises where the entertainment is occurring (exception: employees and immediate family members of the permit holder) when the privileges of the Special Entertainment Permit are being exercised.
 - Individuals under 21 who are already on the part of the licensed premises where the entertainment is occurring (or will occur) should be informed prior to 9:00 p.m. (or the time that the entertainment begins) that they shall leave that part of the licensed premises by 9:00 p.m.
 - Once issued, a Special Entertainment Permit shall be valid until November 30th of the following license year unless otherwise specified or it is suspended or revoked by action of the Board.
 - Any change in entertainment must be approved by the Board pursuant to a hearing. When applying to change entertainment, the licensee shall also include evidence that an amended security plan has been submitted to the Prince George's County Chief of Police (and to the local police department if the licensed premises is in any municipality).
- After issuance of the **Family Entertainment Permit**, the licensee is required to:
 - Always follow the security plan.
 - Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the community.
 - Entertainment must end by 12 midnight.
 - Once issued, a Family Entertainment Permit shall be valid until November 30th of the following license year unless otherwise specified or it is suspended or revoked by action of the Board.
 - Any change in entertainment must be approved by the Board pursuant to a hearing. When applying to change entertainment, the licensee shall also include evidence that an amended security plan has been submitted to the Prince George's County Chief of Police (and to the local police department if the licensed premises is in any municipality).
- Renewal Process:
 - An annual renewal of the Special Entertainment Permit and Family Entertainment Permit shall include a Renewal Application to be filed between August 15th and September 15th to ensure that the licensee may continue to offer entertainment while the Board considers the application. Late applications may cause a suspension in entertainment between the time that the Special Entertainment Permit expires and the time the Board renders a decision on renewal.
- Approval for either Entertainment Permit is not transferrable without a Public Hearing as outlines in Section A of this rule.
- The Board may immediately suspend an Entertainment Permit if the Board determines pursuant to majority vote that the licensee failed to follow its security plan or deviated from the representations made to the Board regarding the provision of entertainment on the licensed premises. If the Board suspends the Special Entertainment Permit, it shall hold a hearing regarding the status of the Special Entertainment Permit within 30 days. The Board will determine at the hearing whether it shall fine the licensee, continue the suspension of the Special Entertainment Permit, revoke the Special Entertainment Permit, reinstate the Special Entertainment Permit, and/or take any other appropriate actions.
 - If the Entertainment Permit is revoked by the Board, the establishment will not be eligible for a Special Entertainment for a period of not less than twelve months.
 - The Board may immediately suspend the Entertainment Permit if the Board reasonably believes that the holder of the permit is not in compliance with county zoning, property standard or use and occupancy requirements.
- A licensee may not deviate from the entertainment, days, times, and other conditions that it describes to the Board when obtaining an exemption. A material deviation without prior Board approval constitutes grounds for the Board to immediately suspend the permit.
- If the establishment has an Entertainment Permit but is authorized by the Board to host on the licensed premises wedding or corporate receptions, reunions, anniversary celebrations, retirement or birthday parties, confirmation ceremonies, or other types of events that are family oriented and have entertainment, individuals under 21 years of age may remain on the part of the premises where the entertainment for the family oriented event is occurring between 9:00 p.m. and 2:00 a.m., pursuant to the Board's prior authorization. The licensee is responsible for notifying the Board monthly of its scheduled events. Notice should be provided at least 10 days before the event. Failure to provide adequate notice or otherwise comply with conditions imposed by the Board may result in suspension or revocation of the Special Entertainment Permit.
- Licensed establishments that are specifically exempt by statute from having an Entertainment Permit are authorized to have entertainment without an Entertainment Permit. In addition, if entertainment is specifically provided to a licensed establishment

LEGALS

by statute, an Entertainment Permit is not required for the entertainment that the statute authorizes.

- This rule does not prohibit entertainment between 2:00 a.m. and 3:00 a.m. for licensed establishments that qualify to be open during that time on Saturday and Sunday mornings.
- All licensed establishments that provide entertainment must be authorized to provide entertainment by Special Entertainment Permit, Family Entertainment Permit, or specific provisions of the Annotated Code of Maryland. Licensed establishments that do not have either a Permit, or a specific provision of the Annotated code of Maryland authorizing entertainment may not provide entertainment and are subject to fines and/or suspension or revocation of their alcoholic beverage license.

Additional information can be obtained at the Board's Office at 9200 Basil Court, Room 420, Largo, Maryland 20774 or contacting the Board 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 16, 2021

139927

(7-22,7-29)

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: **08/10/2021**

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

2005	CHEVROLET	COBALT			1G1AL12F457599690
2004	TOYOTA	SEQUOIA	WV	771633	5TDBT44A14S232006
2003	HYUNDAI	SANTA FE			KM8SC13D03U341119
2006	HYUNDAI	ELANTRA			KMHND46D16U229286
2003	MONTE	CARLO			2G1WW12E539166850
2007	CADILLAC	CTS	TX	19523Z8	1G6DM571570133174
2001	DODGE	RAM	TX	19523J8	1B7MC33741J517185
1998	DFORD	E-150			1FTRE1421WHB27344
2002	BMW	745I			WBAGL63462DP58277

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 20785 301-773-7670

2000	TOYOTA	CAMRY			4T1BF22K9YU101992
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JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

2009	NISSAN	ALTIMA			1N4AL21E39C148663
2002	MERCURY	MONTAINEER			4M2ZU86W822J15833
2008	VOLKSWAGEN	JETTA	MD	GA3594	3VWRM71K98M102410
2013	TOYOTA	COROLLA			2T1BU4EE0DC998381
2004	FORD	F-250			1FTNW215X4EC48491

139980

(7-29)

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: **08/06/2021**

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

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

2004	CADILLAC	DEVILLE	DC	ES1694	1G6KD54Y94U226095
2001	INFINITI	QX4	VA	UZK8845	JNRDR09Y71W216684
2004	TOYOTA	CAMRY	VA	UVU2664	4T1BE32K84U812232

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

2014	NISSAN	ALTIMA	MD	2DY5525	1N4AL3AP5EC120655
2004	CHEVROLET	SILVERADO	MD	2EC8565	2GCEC19V241199208
2001	MERCEDES	BENZ	CA	7J0J471	4JGAB54E41A271524
2003	ACURA	TL	VA	VUE9267	19UUA568X3A068816

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

2011	DODGE	CHARGER	MD	DB1028	2B3CL3CG9BH607965
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139981

(7-29)

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