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Your Newspaper of Legal Record

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

15209 HARRIET CLOTILDA WAY UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 29, 2018, recorded in Liber 41108, Folio 324 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,302.00, 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

MARCH 28, 2023 AT 10:55 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 \$41,000 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 to 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 sub-ject 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 pro-ceeds 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. 345132-1)

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

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

9604 TIBERIAS DR. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated February 15, 2007, recorded in Liber 28564, Folio 59 among the Land Records of Prince George's County, MD, with an original principal balance of \$336,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public suction at the Circuit 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

MARCH 28, 2023 AT 10:57 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 \$32,000 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 to 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 sub-ject 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 pro-ceeds 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. 357587-1)

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

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

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

6504 HALLAM CT. UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated July 13, 2016, recorded in Liber 38452, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of \$306,450.00, 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

MARCH 28, 2023 AT 11:03 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 \$30,000 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 final ratification of 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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding 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 there-after assumed by purchaser. Purchaser is responsible for any recap-ture 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 secrow if required. Condominium 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 bor-rower 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 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 pro-ceeds 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 can-not deliver one or the other, or if ratification of the sale is denied by the Circuit for any reason, the Purchaser's sole remedy at law 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. 330612-5)

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

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



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<u>144082</u>

144078

(3-9,3-16,3-23)

<u>144083</u>

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7147 DONNELL PL UNIT D1 DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Donald Proctor, dated September 11, 2018, and recorded in Liber 41596 at folio 399 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

MARCH 28, 2023

AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Irust. 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 \$8,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the pur-chase 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 6.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty 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 as-sumed 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 with the thermal ball be the much as the purchaser 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 # <u>22-601336</u>)

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

(3-9.3-16.3-23)

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LEGALS

144084

(3-9,3-16,3-23)

(3-9,3-16,3-23)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

11402 RUNNING BEAR COURT BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Ian K Plange Vroom, dated August 4, 2006, and recorded in Liber 26014 at folio 361 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

APRIL 11, 2023 AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of 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 prop-erty 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 dis-trict charges to be adjusted for the current year to the date of sale, and astrict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601457)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DIREK BOSWELL

Notice is given that Briday Collins, whose address is 2031 South Lincoln Street, Arlington, VA 22204, was on February 3, 2023 ap-pointed Personal Representative of the estate of Direk Boswell, who died on November 15, 2022 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of August, 2023.

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

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

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.

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills

BRIDAY COLLINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

> Estate No. 127747 144106 (3-9,3-16,3-23)

UPPER MARLBORO, MD 20773-1729 Estate No. 127849

(3-23,3-30,4-6)144103

(2) Two months after the personal

A claim not presented or filed on

son, whose address is 8609 Great Gorge Way, Upper Marlboro, MD 20772, was on January 13, 2023 appointed Personal Representative of the estate of Betty L Johnson, who died on December 14, 2022 with a

will.

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Brandon John-

IN THE ESTATE OF **BETTY L JOHNSON**

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of July, 2023.

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

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

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

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

BRANDON JOHNSON

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

(3-9,3-16,3-23)

144184

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4903 CHURCH ROAD **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Irene M. Baldwin, dated April 11, 2016 and recorded in Liber 38259, Folio 529 among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$645,000.00 and an original interest rate of 3.281%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **APRIL 11**, 2023 AT 10:26 AM 2023 AŤ 10:36 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$43,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. he sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457592)

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

LEGALS

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

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

4016 MURDOCK STREET TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from Clarissa Crawford, dated May 23, 2003 and recorded in Liber 17613, Folio 068 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,600.00, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall court day that your discussion of the provided on payt day that your disc shall occur at time previously scheduled, on next day that court sits], on APRIL 11, 2023 AT 10:38 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,300.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458915)

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1012 MONTROSE AVENUE LAUREL, MD 20707

Under a power of sale contained in a certain Deed of Trust from Brandy D. McCray, and Donald A. McCray, dated June 25, 2005 and recorded in Liber 22952, Folio 572 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$288,000.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 11, 2023 AT 10:40 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$29,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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





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(3-23,3-30,4-6)

144161

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LEGALS

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LEGALS

(3-23, 3-30, 4-6)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

LINDA DIANE SMITH

Estate No.: 121361

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper

Marlboro, MD on May 17, 2023 at 10:30 A.M.

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

tained by reviewing the estate file in

the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

144177

PRINCE GEORGE'S COUNTY

above estate:

tative

LEGALS

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

144160

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERIC EDWIN WOODCOCK

Notice is given that Bruce Wood-cock, whose address is 537 Stamford Road, Baltimore, MD 21229, was on February 3, 2023 appointed per-sonal representative of the small estate of Eric Edwin Woodcock, who died on November 28, 2022 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other deliverv of the notice

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

BRUCE WOODCOCK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127877 144172 (3-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF APRIL ROCHELLE WILLIAMS

Notice is given that Ayriel Williams, whose address is 1604 E. Washington Avenue, Hyattsville, MD 20785, was on December 29, 2021 appointed personal represen-tative of the small estate of April Rochelle Williams, who died on April 22, 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 represen-tative 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 repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

AYRIEL WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122712
144173 (3-23)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: SHIRLEY G. FARKAS

Estate No.: 125493

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Terrance D. Williams for judicial probate of the will dated $\frac{12}{11}$ and for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 9, 2023 at 10:30 A.M. This hearing may be transferred or

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

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

<u>144174</u> (3-23,3-30)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: SHIRLEY G. FARKAS Estate No.: 125493

(3-23,3-30,4-6)

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Delonte Means for judicial probate of the will dated $\frac{12}{11}$ and for the appointment of a personal represen-

tative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 9, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

144175

(3-23,3-30)

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

JUDICIAL PROBATE

above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 17, 2023 at** 10:30 A.M.

postponed to a subsequent time.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

(3-23,3-30)

(3-23,3-30)

LEGALS

NOTICE OF **ABANDONED VESSEL**

Notice is hereby given that the following vessel has apparently been abandoned for over 180 days on my property of: Jonathan Flo-res, 6704 Redfield Ave., Hy-attsville, MD 20784, 301-732-0641. The vessel is described as: 12ft v-hull jon boat no id number, no vessel name found, the boat has damage to the transom and the cleats are broken. The main color of the boat is black. Application for title will be made in accor-dance with Section 8-722 of the Annotated Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the above property within 30 days of this notice.

144163

144162

ANNIE WINSTON ROBINSON

This hearing may be transferred or Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

Cereta A. Lee P.O. Box 1729 PHONE: (301) 952-3250

144176

Upper Marlboro, Maryland 20773 In The Estate Of:

Estate No.: 126333

NOTICE OF

To all Persons Interested in the

City of New Carrollton Notice of Public Hearing

City of New Carrollton Seeks Public Input for the Process of the Budget for FY2024, Fees, Fines and CIP

Public Hearing - Wednesday, April 5, 2023.

The City of New Carrollton, Maryland, will hold a public hearing to seek input for the Process of the Budget for FY2024

> PLACE OF MEETING: VIRTUAL TIME: 7:00 PM Join Zoom Meeting https://us06web.zoom.us/j/83915627119 Dial 301-715-8592 US (Washington DC) Meeting ID: 839 1562 7119

City Council of New Carrollton Attest: Araceli Guzman-Benitez, City Clerk

<u>144189</u>

LEGALS

(3-23)

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: 04/07/2023

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

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

2012 FORD	TRANSIT			NM0LS7BN0CT118252
2006 FORD	E450	ID	1B7838	1FDXE45PX6DB13707
2016 FORD	FOCUS			1FADP3N29GL228246

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

2013 HYUNDAI ELANTRA

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

5NPDH4AE0DH325638

144122

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Carl E Meekins, whose address is 6115

Queens, Chapel Road, Hyattsville, MD 20782, and Frederick B Meekins, whose address is 6113 40th

Avenue, Hyattsville, MD 20782, were on February 24, 2023 ap-pointed Co-Personal Representa-

ves of the estate of Jewell Leroy

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the co-personal repre-sentatives or the attorney.

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file

their objections with the Register of Wills on or before the 24th day of August, 2023.

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter 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

(2) Two months after the co-per-

sonal representatives mails or other-wise delivers to the creditor a copy

of this published notice or other written notice, notifying the creditor that the claim will be barred unless

the creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

CARL E MEEKINS FREDERICK B MEEKINS Co-Personal Representatives

UPPER MARLBORO, MD 20773-1729

Estate No. 125561

(3-9,3-16,3-23)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

144105

decedent's death; or

Meekins, who died on January 6,

2022 with a will.

IN THE ESTATE OF JEWELL LEROY MEEKINS

2001 CHEVROLE	T TRAX	MD	1EV1109	KL7CJKSB1MB331195
2006 LINCOLN	TOWN CAR	MD	2ED4503	1LNHM83W96Y633186
2008 BMW	535XI	MD	5BN2722	WBAPT73518CX01983
2006 CHRYSLER	TOWN&	MD	9CL5180	2A4GP54L96R729036
	COUNTRY			
2004 CHEVROLET	EXPRESS	MD	68T085	1GCEG15X941185095
2001 SATURN	LS200			1G8JU52F91Y507435
2013 CHEVROLET	CAMARO	MD	7BD6919	2G1FK1EJ7D9224981
2012 CHRYSLER	200			1C3CCBABXCN273071
2009 INFINITI	G37	MD	TR007138	JNKCV61F79M053237
2001 FORD	MUSTANG			1FAFP404X1F103205
1978 MERCEDES-	BENZ 450	MD	9782Z7	11603312041916:1
2000 JAGUAR	VANDEN PLAS	MD	451Z87	SAJDA24C3YLF07522
1992 MERCEDES-	BENZ 500			WDBFA66E2NF039088
1972 MERCEDES-	BENZ 300			10905712001634:00
1979 LINCOLN	MARK LT	MD	3772Z9	9Y89A861622
1988 BMW	325I	MD	419Z89	WBABB2306J8860141
2005 BMW	X5	NJ	184066T	5UXFA13515LY00444
1995 BMW	740I	ΤX	LGN1233	WBAGJ632XSDH97865
1977 BMW	740			WBAGF8323VDL46646
1994 BMW	325IC	MD	101Z32	WBABJ632XRJD36431
1995 BMW	328I			WBABK6324SED18292
1997 PORSCHE	928			WP0ZZZ92ZGS840432
2003 FORD	MUSTANG	MD	1DH815	1FAFP40443F350965
2002 BMW	530I			WBADT63492CH89888

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

7201 GLEN PINE ST. GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust dated March 31, 2008, recorded in Liber 29578, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$628,450.00, 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

APRIL 4, 2023 AT 11:16 AM

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

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

Terms of Sale: A deposit of \$60,000 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 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 to 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, in-cluding agricultural taxes if applicable and any and all public cluding 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the bor-rower entered into any repayment agreement rejustated or paid off rower entered into any repayment agreement, reinstated or paid off rower 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 pro-ceeds 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 can-not 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 the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. (Matter No. 196792-8)

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

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

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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

4714 LAKE ONTARIO WAY **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated November 8, 2007, recorded in Liber 29268, Folio 589 among the Land Records of Prince George's County, MD, with an original prin-cipal balance of \$100,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marl-boro MD, 20772 (Duval Wing entrance located on Main St.) on boro, MD, 20772 (Duval Wing entrance, located on Main St.), on

APRIL 4, 2023 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. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 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 final ratification of the sale by the Circuit Court. There will be no abatement of interest due to 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, in-cluding 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 there-after 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 sub-ject 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. (Matter No. 354386-1)

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

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



auctioneers

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

2008 INFINITI	G35			JNKBV61E08M227652
2009 JEEP	COMMANDE	ER		1J8HG58P49C513141
2003 JEEP	GRAND CHE	ROKEE		1J4GW48S43C560496
1999 FORD	F150	MD	532Z79	1FTRX18L3XNB18029
2013 BMW	X5	MD	A323570	5UXZV4C55D0G50506

144190

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(3-16,3-23,3-30)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF JANEL ANTOINETTE BURCH

Notice is given that Arja Birdsong, whose address is 635 Stretford Way

#Apt. 104, Hyattsville, MD 20785, was on March 7, 2023 appointed Personal Representative of the es-

tate of Janel Antoinette Burch, who died on January 20, 2023 without a

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file

their objections with the Register of Wills on or before the 7th day of September, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

ARJA BIRDSONG

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

144141

decedent's death; or

auctioneers

<u>144117</u>

Joyce Ann Williams 7981 Eastern Ave #C-4

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

IN THE ESTATE OF BERNICE D SIMONS

Notice is given that Willie Simons, whose address is 23497 Canna Court, California, MD 20619, was on February 23, 2023 appointed Per-sonal Representative of the estate of Bernice D Simons, who died on February 11, 2015 without a will.

the following dates:

representative mails or otherwise

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 128239 (3-16,3-23,3-30) 144139

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Harry L. Chase

Attorney-At-Law 1190 West Northern Parkway Suite 124

Baltimore, Maryland 21210

410-433-4100

TO ALL PERSONS INTERESTED IN THE ESTATE OF TROY ALLEN AKA TROY ANTHONY ALLEN

Notice is given that Yolanda Allen, whose address is 7106 Lory Lane, Lanham, Maryland 20706, was on February 9, 2023 appointed Per-sonal Representative of the estate of Troy Allen AKA Troy Anthony Allen, who died on December 5, 2022 without a will.

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

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

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

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

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

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

YOLANDA ALLEN Personal Representative

144140

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

Estate No. 128118

(3-16,3-23,3-30)

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

(3-16,3-23,3-30)

Silver Spring, MD 20910 301-585-1970

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

by contacting the personal represen-tative or the attorney.

August, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following date:

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

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

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

WILLIE SIMONS Personal Representative

(3-16,3-23,3-30)

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of August 2022

other delivery of the notice

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 128291

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

16616 SYLVAN DR. BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust dated August 22, 2003, recorded in Liber 18730, Folio 726 among the Land Records of Prince George's County, MD, with an original principal balance of \$120,000.00, 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

APRIL 4, 2023 AT 11:08 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 \$10,000 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 to 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 sub-ject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the bor-rower 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. (Matter No. 357401-1)

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

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

A ALEX COOPER

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

14310 HAMPSHIRE HALL CT., UNIT #906 AND GARAGE UNIT # G-906 UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 31, 2016, recorded in Liber 38641, Folio 573 among the Land Records of Prince George's County, MD, with an original principal balance of \$192,138.00, 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

APRIL 4, 2023 AT 11:10 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit 906 and Garage Unit G-906, Building E, in Phase 9, Hampshire Hall Condominium 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 \$20,000 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 to 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. (Matter No. 347308-1)

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

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

LEGALS

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

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

2017 MAPLELEAF PLACE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Dion A. Hill, dated November 25, 2015 and recorded in Liber 37716, Folio 194 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$211,004.00, and an original interest rate of 3.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **MARCH** 28, 2023 AT 10:54 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward. TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with

the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure unition. In such over the defuting purchaser shall be light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstanced or paid off the loan prize to the calo. It are used to reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459511)

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



www.alexcooper.com

Leonard W. Jones, Esq. 5827 Allentown Road Camp Springs, MD 20746 301-423-0111

144118

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER SMITH KING

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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file neir objections with the Register of Wills on or before the 6th day of August, 2023.

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

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

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

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

PAMELA KING-WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-2 Estate No. 12 144131 (3-16,3-23,

Leonard W Jones, Esq 5827 Allentown Rd Suitland, MD 20746 301-423-0122

(3-16,3-23,3-30)

144119

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAXINE THOMPSON

Notice is given that William Thompson, whose address is 601 W. Furnace Branch Road, Glen Burnie, MD 21061, was on February 1, 2023 appointed Personal Representative of the estate of Maxine Thompson, who died on October 29, 2022 without a will.

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

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

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

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

WILLIAM THOMPSON Personal Representative

1729	CERETA A. LE REGISTER OF V PRINCE GEORG P.O. BOX 1729 UPPER MARLE	Vills For ge's County	CERETA A. LEE REGISTER OF WILLS PRINCE GEORGE'S C P.O. BOX 1729 UPPER MARLBORO,
127391		Estate No. 127593	1
3,3-30)	144138	(3-16,3-23,3-30)	144102

ALEX COOPER auctioneers

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

> <u>144094</u> (3-16,3-23,3-30)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE ANN DAVIS

Notice is given that Jamet Spruill, whose address is 2425 Morganton Rd., Fayetteville, NC 28303, was on February 7, 2023 appointed Per-sonal Representative of the estate of Joyce Ann Davis, who died on De-cember 4, 2022 without a will.

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

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

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

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

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

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

JAMET SPRUILL Personal Representative

s For County MD 20773-1729 Estate No. 127923 (3-9,3-16,3-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY E. DAUGHERTY

Notice is given that Anthony A. Young, whose address is 4050 Pow-der Mill Rd, Beltsville, MD 20705, was on February 28, 2023 appointed Personal Representative of the es-tate of Mary E. Daugherty, who died on November 16, 2007 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 represen-tative or the attorney.

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

of Wills with a copy to the under-signed on or before the earlier of the following dates:

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.

ANTHONY A. YOUNG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 144104

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

(1) Six months from the date of the

Estate No. 77651 (3-9,3-16,3-23)

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auctioneers

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www.alexcooper.com

(3-9.3-16.3-23)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 4, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, April 4, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL

<u> CB-021-2023 (DR-2) – AN ORDINANCE CONCERNING TRANSI-</u> **TIONAL PROVISIONS - USE TABLES OF PRIOR ORDINANCE - IE DEVELOPMENT REGULATIONS** for the purpose of amending the Zoning Ordinance to provide a transitional period for development pursuant to authority in the prior Ordinance Use Tables, and providing a limited alternative development standard for property in the IE Zone.

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

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

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

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

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

ATTEST: Donna L Brown Clerk of the Council

144145

(3-16.3-23)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7803 CHESTNUT AVENUE **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Tina M. Kreamer, dated May 25, 2006 and recorded in Liber 25365, Folio 585 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,000.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 4, 2023 AT 10:56 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

LEGALS

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

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

8106 KITTAMA DRIVE CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Mary C. Carroll, dated April 25, 2008 and recorded in Liber 29719, Folio 707 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$417,000.00, and an original interest rate of 3.875%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 28, 2023 AT 10:50 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$66,000.00 by certified funds only (no cash will be accepted) is required at the time of auc-tion. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the pur-chaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substi-tute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458115)

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

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13032 SILVER MAPLE COURT **BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust from Carollera Conway, and Monique D. Mathis, dated July 17, 2007 and recorded in Liber 28483, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, and an original interest rate of 2.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on MARCH 28, 2023 AT 10:52 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer fa-cilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, and Kevin Hildebeidel, Substitute Trustees

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144116

Bobby G. Henry, Ir. 9701 Apollo Drive Suite 100 Largo, Maryland 20774 301-925-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LARRY EUGENE CODY

Notice is given that Angela Cody Hinrichs, whose address is 3 Cresthill Court, Ruther Glen, VA 22546, was on February 24, 2023 ap-pointed Personal Representative of the estate of Larry Eugene Cody, who died on January 27, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2023.

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

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

ANGELA CODY HINRICHS Personal Representative

(3-9,3-16,3-23)

144079

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

Estate No. 128178

144100

STATE OF SOUTH CAROLINA **COUNTY OF BERKELEY**

(3-16,3-23,3-30)

IN THE COURT OF COMMON PLEAS FOR THE NINTH JUDICIAL CIRCUIT CASE NO.: 2022-CP-08-02431

TODD T. SMITH AND MATT MURPHY, PLAINTIFFS,

VS.

SAM BRYANT (deceased), his heirs and assigns, and all persons claiming any right, title, estate interest in or lien upon the real estate described in the Complaint herein; also all other persons unknown claiming any right, title, interest or lien upon the real estate described in the Complaint herein; any unknown adults, any unknown infants or persons under a disability being as a class designated as John Doe and any persons in the military service of the United States of America being as a class designated as Richard Roe,

DEFENDANTS.

NOTICE OF HEARING

TO: ALL DEFENDANTS

PLEASE TAKE NOTICE that a hearing to quiet title and confirm tax sale has been scheduled in this matter for Tuesday, April 11, 2023, at 2:00 p.m. to be held before Honorable Dale E. Van Slambrook, Masterin-Equity for Berkeley County, South Carolina, at the Berkeley County Courthouse, 300-B California Avenue, Moncks Corner, South Carolina.

All issues raised in the pleadings will be decided at this hearing.

s/George B. Bishop, Jr. GEORGE B. BISHOP, JR., ESQUIRE S.C. Bar No. 702 223 East Main Street Post Office Box 848 Moncks Corner, SC 29461 gbishopjr@yahoo.com Attorney for Plaintiff February 28, 2023

(3-9.3-16.3-23)

LEGALS

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

144092

TO ALL PERSONS INTERESTED IN THE ESTATE OF JONG MAN KIM

Notice is given that Karl T Kim, whose address is 6205 Sandpiper Court Unit #210, Elkridge, MD 21075, was on January 23, 2023 appointed personal representative of the small estate of Jong Man Kim who died on December 5, 2022 with a will

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of pub-lication 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 Reg-ister 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.

KARL T KIM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127650

(3-23)

144168

auctioneers

Plaintiffs/Substitute Trustees

NOTICE

v.

Equity Partners Real Estate Investments, LLC

George's County, Maryland

Case No. C-16-CV-23-000106 Subject Property

8106 Murray Hill Drive Fort Washington, MD 20744

Notice is hereby given this 16th day of March, 2023, by the Circuit Court for Prince George's County, that the sale of the property being described in the above-mentioned proceeding, known as 8106 Murray Hill Drive, Fort Washington, Mary-land 20744, made and reported by Aaron D. Neal, Justin P. Fasano and Michael L. Brown, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the 17th day of April, 2023, provided that a copy of this Notice be inserted in the Prince George's Post once in each of three successive weeks on or before the 17th day of April, 2023. Said prop-erty was sold by the Substitute Trustee at public auction on March 7, 2023 at a price of \$230,000.00.

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

(3-23,3-30,4-6)

<u>144183</u>

THE PRINCE **GEORGE'S POST** Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

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(3-9,3-16,3-23)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIAN BERNADETTE BROWN

Notice is given that Latiny A Brown, whose address is 8622 Fulton Avenue, Glenarden, MD 20706, was on March 2, 2023 appointed Personal Representative of the estate of Lillian Bermadutte Brown who did on Lin Bernadette Brown who died on Jan-uary 9, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of September, 2023.

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

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

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

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

LATINY A BROWN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127996 144137 (3-16,3-23,3-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS Defendant In the Circuit Court for Prince

(3-9,3-16,3-23)

<u>144093</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINE M MCCLELLAND

Notice is given that Belinda Bell, whose address is 2 Massachusetts Ave NE, Washington, DC 20013, was on January 27, 2023 appointed Per-sonal Representative of the estate of Christine M McClelland who died on December 19, 2022 with a will.

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

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

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

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

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

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

(3-16,3-23,3-30)

BELINDA BELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127692

144136

Aaron D. Neal, et al



Fax (301) 627-6260

* * * * *

Your Newspaper of Legal Record

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4109 BEACHCRAFT CT. TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated February 2, 2015, recorded in Liber 37402, Folio 178 and re-recorded in Liber 37712, Folio 287 among the Land Records of Prince George's County, MD, with an original principal balance of \$204,250.00, de-fault 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

MARCH 28, 2023 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 \$20,000 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 to 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 sub-ject 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 pro-ceeds 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. 355676-1)

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

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

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

6607 ARLENE DR. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated April 3, 2017, recorded in Liber 39502, Folio 514 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,000.00, 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

MARCH 28, 2023 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 \$24,000 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 to 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 sub-ject 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. 256525.1) No. 356525-1)

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

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

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

5504 CHESTERFIELD DR. TEMPLE HILLS A/R/T/A CAMP SPRINGS, MD 20748

Under a power of sale contained in a certain Deed of Trust dated June 19, 2018, recorded in Liber 41102, Folio 415 among the Land Records of Prince George's County, MD, with an original principal balance of \$300,000.00, 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

MARCH 28, 2023 AT 11:09 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 \$29,000 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 to 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, in-cluding 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 recap-ture 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 sub-ject 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 pro-ceeds 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 can-not deliver one or the other or if ratification of the sale is denied by not deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole is defined by 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. 356373-1) No. 356373-1)

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

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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 28, 2023 **COUNCIL HEARING ROOM** WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, March 28, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

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

Mr. Marlon E. Selmon

Appointment: Ĉitizen/Resident Member Replacing: Glenn "Rick" Wilson Term Expiration: 7/1/2024

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

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

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

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

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

(3-16.3-23)

ATTEST: Donna I. Brown Clerk of the Council

144146

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144087

(3-9,3-16,3-23)

LEGALS

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

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

613 64TH PLACE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Dorothy Eileen Wade, dated August 21, 2009, and recorded in Liber 30979 at folio 580 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

APRIL 11, 2023

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.625% 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 prop-erty 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 chargés and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed 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. Pur-chaser shall be responsible for obtaining physical possession of the property. chaser 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 # 18-603838)

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

144151

(3-23,3-30,4-6)

TO ALL PERSONS INTERESTED

Notice is given that Randi Bocane-gra, whose address is 8238 Roanoke Ct, Severn, MD 21144, was on December 28, 2022 appointed Personal Representative of the estate of James Conrad Pfarr, who died on January 22, 2022 without a will.

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

Randi Bocanegra, Esquire

P.O. Box 399

Severn, Maryland 21144 (410) 775-8213

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

IN THE ESTATE OF

JAMES CONRAD PFARR

144086

(3-9,3-16,3-23)

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

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

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

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

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

RANDI BOCANEGRA Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127234 144101 (3-9,3-16,3-23)

Stephen J Reichert 2221 Lake Ave

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Juan Carlos Willis, whose address is 201 Royal Oak Circle, Hyattsville, MD 20785, was on March 13, 2023 appointed

Further information can be obtained by reviewing the estate file in

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of

(1) Six months from the date of the

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.

Baltimore, MD 21213 410-299-4959

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF ARCHIE R WILLIS

Personal Representative of the estate of Archie R Willis who died on Oc-tober 16, 2022 with a will.

the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

Wills on or before the 13th day of September, 2023.

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

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

JUAN CARLOS WILLIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127836 144180 (3-23,3-30,4-6)

NOTICE TO UNKNOWN HEIRS

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

810 ARBOR PARK PL. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated September 22, 2014, recorded in Liber 36380, Folio 5 among the Land Records of Prince George's County, MD, with an original principal balance of \$373,018.00, 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

MARCH 28, 2023 AT 11:11 AM

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

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

Terms of Sale: A deposit of \$37,000 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 to 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. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominum 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 shall have no further liability. The defaulted purchaser shall not be entitled to any surplus results from sid resale crean of the druges for all loses 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 proceeds resulting from said resale even if such

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

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

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

4809 TRENTON RD. HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust dated July 16, 2007, recorded in Liber 29154, Folio 712 among the Land Records of Prince George's County, MD, with an original principal balance of \$250,000.00, 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

MARCH 28, 2023 AT 11:12 AM

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

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

Terms of Sale: A deposit of \$27,000 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 to the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, in-cluding 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 there-after 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 sub-ject 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 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 pro-ceeds 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 can-not 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 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. 352534-1)

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

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

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

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

604 64TH PL. CAPITOL HEIGHTS, MD 20743

Under a power of sale contained in a certain Deed of Trust dated September 8, 2006, recorded in Liber 29226, Folio 718 among the Land Records of Prince George's County, MD, with an original principal balance of \$240,000.00, 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

MARCH 28, 2023 AT 11:14 AM

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

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

Terms of Sale: A deposit of \$25,000 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 to 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 threafter 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 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's default and 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 as liquidated damages for all losses occasioned by the purchaser's default and purcha

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

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

Substitute Trustees



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144088

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM PAUL HANGLITER

Notice is given that Sherry Lynn Betz, whose address is 5820 Cari Road, Huntingtown, MD 20639, was on May 25, 2021 appointed personal representative of the small estate of William Paul Hangliter, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

SHERRY LYNN BETZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120322 144165 (3-23) SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(3-9,3-16,3-23)

144089

TO ALL PERSONS INTERESTED IN THE ESTATE OF VICURTIS ROBINSON

Notice is given that Donald Robinson, whose address is 7727 Bagley Avenue, Parkville, MD 21234, was on January 13, 2022 appointed personal representative of the small estate of VICURTIS ROBINSON, who died on September 7, 2022 without a will.

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

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

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

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

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

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

DONALD ROBINSON Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126891
144166 (3-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY LANIER BENNETT

Notice is given that Treva A Bennett, whose address is 8006 Boundary Dr, Forestville, MD 20747, was on March 2, 2023 appointed personal representative of the small estate of Shirley Lanier Bennett, who died on September 4, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

TREVA A BENNETT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128126 144167 (3-23)

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

(3-9,3-16,3-23)

144090

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON ELIZABETH METCALFE

Notice is given that Phillip Metcalfe, whose address is 608 East Poplar Road, Sterling, VA 20164, was on January 30, 2023 appointed personal representative of the small estate of Sharon Elizabeth Metcalfe who died on February 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

PHILLIP METCALFE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120243 144169 (3-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMI RACHELLE FREEMAN

Notice is given that Omar Bernard Jones, III, whose address is 10401 Rambling Hill Court, Upper Marlboro, MD 20774, was on February 7, 2023 appointed personal representative of the small estate of Jami Rachelle Freeman who died on May 22, 2022 with a will.

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

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

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

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

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

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

OMAR BERNARD JONES III Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127624 144170 (3-23)

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

(3-9,3-16,3-23)

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILBERT PITTMAN

Notice is given that Gretta Pittman, whose address is 1907 Roxburgh Court, Adelphi, MD 20783, was on January 30, 2023 appointed personal representative of the small estate of Wilbert Pittman who died on December 26, 2022 with a will.

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

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

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

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

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

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

GRETTA PITTMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127986 144171 (3-23)



LM File No.: 1660-00004-Mcghie

LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305 Frederick, MD 21701

ORDER OF PUBLICATION

Clayton Mcghie,

vs.

Albert Wesley Courtney; Fay Elaine Courtney; Prince George's County, Maryland; any and all unknown owners of the property and prem-ises situate in Prince George's County, Maryland, described as 21,200.0000 Sq.Ft. Apple Grove Lot 19 Assmt \$15,400 Lib 07278 Fl 521 and being identified on the Tax Roll as Parcel ID: 12-1239540, and which may be known as 7600 Locust Ln., Fort Washington, Maryland 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as 21,200.0000 Sq.Ft. Apple Grove Lot 19 Assmt \$15,400 Lib 07278 Fl 521 and being identified on the Tax Roll as Parcel ID: 12-1239540, and which may be known as 7600 Locust Ln., Fort Washington, Maryland 20744,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000924 (TAX SALE)

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

described as 21,200.0000 Sq.Ft. Apple Grove Lot 19 Assmt \$15,400 Lib 07278 Fl 521 and being identified on the Tax Roll as Parcel ID: 12-1239540, and which may be known as 7600 Locust Ln., Fort Washing-ton, Maryland 20744.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or be-fore the 7th day of April, 2023, warning all persons interested in the property to appear in this Court by the 16th day of May, 2023, and redeem their property and / or answer

ORDER OF PUBLICATION NICOLE ZIMMERMAN Plaintiff

HAROLD LEIGH 11615 Cheltenham Road Upper Marlboro, Maryland 20772

and

Plaintiff,

KAREN LEIGH 11615 Cheltenham Road Upper Marlboro, Maryland 20772

and

CITIMORTGAGE, INC. Serve: The Corporation Trust, Inc. 2405 York Road. Suite 201 Lutherville-Timonium, MD 21093

and

HOWARD N. BIERMAN 4520 East West Highway, Suite 200 Bethesda, Maryland 20814

and

JACOB GEESING 4520 East West Highway, Suite 200 Bethesda, Maryland 20814

and

CARRIE WARD 4520 East West Highway, Suite 200 Bethesda, Maryland 20814

and

RESIDENTIAL LENDING CORPORATION Serve: Michael J. Rappaport 5118 Wessling Lane Bethesda, Maryland 20814

and

PRINCE GEORGE'S COUNTY, MD Serve: Rhonda L. Weaver, County Attornev 1301 McCormick Drive, Suite 4100 Largo, Maryland 20774

and

STATE OF MARYLAND Serve: Anthony Brown, Attorney General Office of the Attorney General 200 St. Paul Place Baltimore, Maryland 21202

and

All persons that have or claim to have any interest in the property described as:

Account No. 04-0256198

Known as Map 127 Grid D3 Par 046 Lib 14328 Fl 422

Described as 4600 Acres

Address of 000000 Cheltenham Duley Road, Upper Marlboro, MD 20772

Defendants

LEGALS

ORDER OF PUBLICATION

CARMEN PATRICIA ZABALA PEREZ 2008 COUNTY ROAD DISTRICT HEIGHTS, MD 20747

AND

REGINALDO QUINTANA HERRERA 2008 COUNTY ROAD DISTRICT HEIGHTS, MD 20747

Plaintiffs

PRINCE GEORGE'S COUNTY SERVE: RHONDA WEAVER, ESQ. 1301 MC CORMICK DRIVE, **SUITE 4100** LARGO, MARYLAND 20704

and

vs.

THE TESTATE AND INTESTATE SUCCESSORS OF MILER THORNES, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

and

ALL UNKNOWN OWNERS OF 628 BIRCHLEAF AVENUE, SEAT PLEASANT, MARYLAND 20943, AND AS FURTHER DESCRIBED HEREIN, AND ANY AND ALL PERSONS HAVING OR CLAIM-ING TO HAVE ANY INTEREST IN SAID PROPERTY.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO: C-16-CV-23-001163

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in Prince George's County, in the State of Maryland, sold by the Office of Budget and Finance for Prince George's County and Collector of State and County Taxes for said County to the Plaintiff in this proceeding.

The property described as Seat Pleasant, 18th Election District, 3,850 Square Feet, & Improvement, Holly Park, Lot 13, Block F, 628 Birchleaf Avenue, Capitol Heights, Maryland 20743, Tax Account Number 18-2107241.

It is thereupon this 13th day of March, 2023, by the Circuit Court for Prince George's County, Or-dered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Čourt by the 16th day of May, 2023, and redeem the property and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for

LM File No.: 1660-00002-Mcghie

LEWIS MCDANIELS, LLC

50 Citizens Way Suite 305

Frederick, MD 21701 ORDER OF PUBLICATION

Clayton Mcghie, Plaintiff, vs.

Carrie Lee Meinhardt, Personal Representative of the Estate of Henry A. Meinhardt, Jr.; The testate and intestate successors of Henry A. Meinhardt, Jr., deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Plat 4 Parcel C L 5863 F 234 13.8900 Acres. Farmington Woods Asset \$72,500 Lib 06070 Fl 575 and being identified on the Tax Roll as Parcel ID: 05-0352278, and which may be known as 15304 Blue Willow Ln., Accokeek, MD 20607, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, execu-tors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Plat 4 Parcel C L 5863 F 234 13.8900 Acres. Farmington Woods Asset \$72,500 Lib 06070 Fl 575 and being identified on the Tax Roll as Parcel ID: 05-0352278, and which may be known as 15304 Blue Willow Ln., Accokeek,

Defendants

Prince George's County, Maryland Case No. C-16-CV-23-000922

The object of this proceeding is to State of Maryland:

575 and being identified on the Tax Roll as Parcel ID: 05-0352278, and which may be known as 15304 Blue Willow Ln., Accokeek, MD 20607.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or be-fore the 7th day of April, 2023, warning all persons interested in the property to appear in this Court by the 16th day of May, 2023, and redeem their property and / or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

LEGALS

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000948

(TAX SALE)

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

erty situate in Prince George's

County, Maryland, sold by the Col-

lector of Taxes for the Prince George's County, Maryland, and the

described as Pt Lot 14 (.01 84 Ac Dfr

To PG C O L14415 F544 2001-2002)

3.2100 Acres. Trumps Hill Assmt \$3,200 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1734797, and which may be known as 7707 Trumps Hill Rd,

Upper Marlboro, Maryland 20772.

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

It is thereupon this 13th day of

ORDERED, that notice be given by

the insertion of a copy of this Order

in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last

insertion on or before the 7th day of

April, 2023, warning all persons in-

terested in the property to appear in this Court by the 16th day of May,

2023, and redeem their property and/or answer the Complaint or

thereafter a final judgment will be

entered foreclosing all rights of re-

demption in and as to the property,

and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

LEGALS

LM File No.: 1660-00003-Mcghie

LEWIS MCDANIELS, LLC

50 Citizens Way

Suite 305

Frederick, MD 21701

ORDER OF PUBLICATION

LBJ Properties, Inc.; Prince George's

County, Maryland; any and all un-

known owners of the property and

premises situate in Prince George's County, Maryland, described as All Par 9 Wood Land

Conser/easem/P&P 7/1/10 4.0000

Acres. Assmt \$4,000 Map 153 Grid E2 Par 009 Lib 31824 Fl 302 and

being identified on the Tax Roll as Parcel ID: 11-1174358, and which

Clayton Mcghie,

vs.

(3-23,3-30,4-6)

Plaintiff,

True Copy—Test: Mahasin El Amin, Clerk

144159

March, 2023, by the Circuit Court for Prince George's County, Maryland,

State of Maryland:

paid.

LM File No.: 1660-00005-Mcghie

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

ORDER OF PUBLICATION

Clayton Mcghie,

vs.

Plaintiff,

HWVJ Enterprises, LLC f/k/a HWV Enterprises, LLC; Marlton Golf Club, LLC; William D. Pleas-ants, Jr., Trustee; Andrew M. Herold, Jr., Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Parcel B 20.1800 Acres. Marlton Assmt \$504,400 Lib 36858 Fl 124 and being identified on the Tax Roll as Parcel ID: 15-1750165, and which may be known as Vacant lot on Fairhaven Ave., Upper Marlboro, MD 20772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Parcel B 20.1800 Acres. Marlton Assmt \$504,400 Lib 36858 Fl 124 and being identified on the Tax Roll as Parcel ID: 15-1750165, and which may be known as Vacant lot on Fairhaven Ave., Upper Marlboro, MD 20772,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000927 (TAX SALE)

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

described as Parcel B 20.1800 Acres. Marlton Assmt \$504,400 Lib 36858 Fl 124 and being identified on the Tax Roll as Parcel ID: 15-1750165, and which may be known as Vacant lot on Fairhaven Ave., Upper Marlboro, MD 20772.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 7th day of April, 2023, warning all persons interested in the property to appear in this Court by the 16th day of May, 2023, and redeem their property and / or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

described as Plat 4 Parcel C L 5863 F 234 13.8900 Acres. Farmington Woods Asset \$72,500 Lib 06070 Fl

MD 20607, In the Circuit Court for (TAX SALE)

secure the foreclosure of all rights of redemption in the following property situate in Prince George's County, Maryland, sold by the Collector of Taxes for the Prince George's County, Maryland, and the

the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(3-23,3-30,4-6) 144157

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE M DIXON

Notice is given that Lolita Dixon, whose address is 6009 Sellner Lane, Clinton, MD 20735, was on February 7, 2023 appointed Personal Repre-sentative of the estate of Willie M Dixon who died on December 9, 2022 with a will.

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

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

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

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

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

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

LOLITA DIXON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128030 144135 (3-16,3-23,3-30)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001178

Subject Property: 000000 Cheltenham Duley Road Upper Marlboro, MD 20772 Tax ID No. 04-0256198

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

Map 127 Grid D3 Par 046 Lib 14328 Fl 422

Tax ID 04-0256198

000000 Cheltenham Duley Road, Upper Marlboro, MD 20772.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 12th day of April, 2023, warning all persons interested in the property to appear in this Court by the 22nd day of May, 2023, and redeem the property or answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title in fee simple, 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 Él Amin, Clerk (3-23,3-30,4-6) 144164

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

Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 144154 (3-23,3-30,4-6)

ORDER OF PUBLICATION

Jessica Maragh Plaintiff,

Lester Poretsky et al.

In the Circuit Court for Prince George's County

Defendants.

Case No.: C-16-CV-23-001074

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Brookland Road, Glenn Dale, Maryland 20769 ("Property"), Ac-count Number 1617455, assessed to Defendants, Lester Poretsky and Selma Poretsky and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: Brookland Road, Glenn Dale, Maryland 20769

Description on Certificate: The property in Bowie, 14th Election District of Prince George's County, Nr Bowie, .8600 acres. Assmt \$3,700 Map 036 Grid C1 Par 408 Lib 03699 Fl 067 and assessed to Lester Poretsky and Selma Poretsky

Account Number: 1617455

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

It is thereupon this 13th day of March, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 16th day of May, 2023, to redeem the property located at Brookland Road, Glenn Dale, Mary-20769, Account Number 161745, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 144153 (3-23, 3-30, 4-6)

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

(3-23,3-30,4-6) 144155

LEGALS

LM File No.: 1660-00006-Mcghie LEWIS MCDANIELS, LLC

> 50 Citizens Way Suite 305 Frederick, MD 21701

ORDER OF PUBLICATION

Clayton Mcghie,

Plaintiff, vs.

The testate and intestate successors of Benjamin Bazil Surratt, Jr., deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Donna Marie Surratt, deceased, and all persons claiming by, through, or under the decedent; Angela L. Surratt, Personal Representative of the Estate of Benjamin Bazil Surratt, Jr.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lot 14 (.01 84 Ac Dfr To PG C O L14415 F544 2001-2002) 3.2100 Acres. Trumps Hill Assmt \$3,200 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1734797, and which may be known as 7707 Trumps Hill Rd, Upper Marlboro, Maryland 20772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as Pt Lot 14 (.01 84 Ac Dfr To PG C O L14415 F544 2001-2002) 3.2100 Acres. Trumps Hill Assmt \$3,200 Lib 07853 Fl 053 and being identified on the Tax Roll as Parcel ID: 15-1734797, and which may be known as 7707 Trumps Hill Rd, Upper Marlboro, Maryland 20772, Defendants

may be known as 4705 Accokeek Rd, Brandywine, Maryland 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as All Par 9 Wood Land Conser/easem/P&P 7/1/10 4.0000 Acres. Assmt \$4,000 Map 153 Grid E2 Par 009 Lib 31824 Fl 302 and being identified on the Tax Roll as Parcel ID: 11-1174358, and which may be known as 4705 Accokeek Rd, Brandywine, Maryland 20613, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000923 (TAX SALE)

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

described as All Par 9 Wood Land Conser/easem/P&P 7/1/10 4.0000 Acres. Assmt \$4,000 Map 153 Grid E2 Par 009 Lib 31824 Fl 302 and being identified on the Tax Roll as Parcel ID: 11-1174358, and which may be known as 4705 Accokeek Rd, Brandywine, Maryland 20613.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 7th day of April, 2023, warning all persons interested in the property to appear in this Court by the 16th day of May, 2023, and redeem their property and / or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN CERETA A. LEE Clerk of the Circuit Court for Prince George's County, Maryland REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 True Copy—Test: Mahasin El Amin, Clerk UPPER MARLBORO, MD 20773-1729 Estate No. 127840 144156 (3-23,3-30,4-6) 144134 (3-16,3-23,3-30)

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

True Copy—Test: Mahasin El Amin, Clerk

(3-23,3-30,4-6) <u>144158</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RENEE HAIRSTON**

Notice is given that Diamond De-lenore Davis, whose address is 2809 Mueserbush Court, Lanham, MD 20706, was on March 8, 2023 appointed Personal Representative of the estate of Renee Hairston who died on December 27, 2022 with a will.

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

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

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

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

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

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

DIAMOND DELENORE DAVIS Personal Representative

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RODNEY W HAMILTON** AKA: RODNEY WILLARD HAMILTON

Notice is given that Mark Hamilton, whose address is 363 Greene Av-enue #1, Brooklyn, NY 11216, was on March 13, 2023 appointed Personal Representative of the estate of Rod-ney W Hamilton, AKA: Rodney Willard Hamilton who died on Sep-turnber 22, 2022 with a critic on September 22, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of Sontomber 2022 September, 2023.

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

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

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

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

MARK HAMILTON Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127930

144181	(3-23,3-30,4-6)

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

In The Estate Of: GLORIA JEAN RAMSEY Estate No.: 126613

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 17, 2023 at** 10:30 A.M.

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

NOTICE

vs Kevin L. Smith

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

Defendant

CIVIL NO. CAEF 18-26331

ORDERED, this 9th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 14236 Rutherford Road, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 10th day of April, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three succes-sive weeks before the 10th day of

April, 2023, next. The report states the amount of sale to be \$521,000.00.

MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(3-23,3-30,4-6) 144152

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

NATHANIEL RICH Estate No.: 126753

NOTICE OF JUDICIAL PROBATE

)	
To all Persons Interested in the	
above estate: You are hereby notified that a pe-	(
tition has been filed by Thomas J.	
Kokolis for judicial probate for the	,
appointment of a personal represen-	(
A hearing will be held at 14735	
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 17, 2023 at	(
Marlboro, MD on May 17, 2023 at 10:30 A.M.	
This hearing may be transferred or	
postponed to a subsequent time.	'
Further information may be ob-	(
tained by reviewing the estate file in the Office of the Register of Wills.	
0	(
REGISTER OF WILLS FOR	(
PRINCE GEORGE'S COUNTY CERETA A. LEE	,
P.O. Box 1729	
UPPER MARLBORO, MD 20773-1729	(
PHONE: (301) 952-3250	
144179 (3-23,3-30)	(
NOTICE	
CARRIE M. WARD, et al.	'
6003 Executive Blvd., Suite 101	(
Rockville, MD 20852	
Substitute Trustees/	(
Plaintiffs,	

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until April 10, 2023, at 11:59pm

Traffic Barriers Repairs and Replacement at Various Locations 960-H (D)

2. Contract Documents

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036019 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform http://discovery.ariba.com/ profile / AN01496591158 The project can be found by project name.

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

3. Project Description:

The Department of Public Works and Transportation is seeking contractors to repair, replace and handle the installation of various types of traffic barriers and appurtenances, as specified, at various locations along the County roadways all over the County, all as directed by the agency.

Minimum Qualifications: 4.

<u>Item</u>

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The Contractor shall have a minimum of Five years of performing work of similar scope:

5. The estimated value of the Contract is classified with the letter designation "D" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01.

(http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/co nstructContracts/CostClassKey. asp)

The approximate quantities for major items of work involved are as follows::

<u>No.</u>	<u>Qty</u>	<u>Unit</u>	Description
6001	8,000	LF	Furnish and Install Galvanized Traffic Barrier W Beam with Six Foot (6') Posts : STD 605.23.01
6002	250	LF	Furnish and Install Galvanized Traffic Barrier W Beam with Eight Foot (8') Posts : STD 605.23.02
6003	5	EA	Furnish and Install Galvanized Traffic Barrier Thrie Beam Anchorage to Vertical Face : STD 605.41
6004	1,000	LF	Furnish and Install Galvanized Traffic Barrier W Beam on Existing Posts : STD 605.23
6005	100	LF	Furnish and Install Galvanized Traffic Barrier Thrie Beam on Existing Posts : STD 605.41
6006	14,000	LF	Remove and Replace Existing Traffic Barrier W Beam with Galvanized W Beam : STD 605.23
6007	500	LF	Remove and Replace Existing Traffic Barrier Thrie Beam with Galvanized Thrie Beam : STD 605.41
6008	1,500	EA	Remove and Replace Existing Six Foot (6') Posts for Traffic Barriers
6009	100	EA	Remove and Replace Existing Eight Foot (8') Posts for Traffic Barriers
6010	3,000	LF	Remove and Reset Existing Traffic Barrier
6011	3,000	LF	Remove and Dispose Existing Traffic Barrier
6012	150	EA	Furnish and Install Yellow Object Markers ASTM 4956-01, Type II, Class 4 on Traffic Barri- ers
6013	300	EA	Furnish and Install Reflective Delineators on Ex- isting Traffic Barriers Bid Rw
6014	200	EA	Remove and Replace Wood or Plastic Offset Blocks for Traffic Barrier W Beam : STD 605.23
6015	5	EA	Furnish and Install Type A Galvanized Traffic Barrier End Treatment : STD 605.01
6016	5	EA	Remove and Replace Type A Galvanized Traffic Barrier End Treatment : STD 605.01
6017	5	EA	Furnish and Install Type B Galvanized Traffic Barrier End Treatment : STD 605.02
6018	5	EA	Remove and Replace Type B Galvanized Traffic Barrier End Treatment : STD 605.02
6019	10	EA	Furnish and Install Type C Galvanized Traffic

LEGALS

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

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

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

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

12. This project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

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

14. A virtual Pre-Bid Conference will be held on March 27, 2023 at 11:00 a.m. local prevailing time, via Zoom at https://us05web.zoom.us/j/84196418090?pwd=eVRLbnpiK3FMOG8yMU 96cWdMU3hkdz09 MeetingID:84196418090

Passcode: tvyXB7

144125

By Authority of Angela D. Alsobrooks County Executive

(3-16,3-23,3-30)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES OTIS HENLEY

Notice is given that Kimberly Finch, whose address is 7500 Ridgewell Ct, Beltsville, MD 20705, was on March 7, 2023 appointed Personal Representative of the estate of Charles Otis Henley who died on February 10, 2023 with a will.

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

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

Any person having a claim against

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FELTON B SCRUGGS

Notice is given that Dominique Ferguson, whose address is 1 New Kent Court, Catonsville, MD 21228, was on March 8, 2023 appointed Personal Representative of the estate of Felton B Scruggs who died on De-cember 26, 2022 with a will.

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

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

Any person having a claim against nt mus esent t to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the

notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

written

published notice or other

other delivery of the notice.

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

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

144178 (3-23,3-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELINE RENEE HAMILTON

Notice is given that Pauline Perry, whose address is 119-17 232 Street, Cambria Heights, NY 11411, was on March 9, 2023 appointed Personal Representative of the estate of Jacqueline Renee Hamilton, who died on January 24, 2023 without a will will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of Sontomber 2022 September, 2023.

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

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

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

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

PAULINE PERRY Personal Representative

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

(3-23,3-30,4-6)

144182	
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MARGARET BUTLER
5027 Fable Street
Capitol Heights, MD 20743
Defendant(s).

In the Circuit Court for Prince George's County, Marvland Case No. CAEF 22-15605

Notice is hereby given this 7th day of March, 2023, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 5027 Fable Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 7th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$218,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk			
<u>144123</u>	(3-16,3-23,3-30)		
NOTICE			
CARRIE M. WARD, et al. 6003 Executive Blvd., Suite 101 Rockville, MD 20852			
Sul	bstitute Trustees/ Plaintiffs,		

DELORES S. THOMPSON 7029 Migliori Court District Heights, MD 20747 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03159

Notice is hereby given this 7th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7029 Migliori Court, District Heights, MD 20747, made and reported by the Substitute Trustee, will be RATIFIED AND CONFURMED, unloss cause to the CONFIRMED, unless cause to the contrary thereof be shown on or before the 7th day of April, 2023, vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$250,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test:		
True Copy—Test: Mahasin El Amin, Clerk		
144124	(3-16,3-23,3-30)	

	Barrier End Treatment : STD 605.03
EA	Remove and Replace Type C Galvanized Traffic
	Barrier End Treatment : STD 605.03

- Furnish and Install Type D Galvanized Traffic ΕA Barrier End Treatment : STD 605.05
- 10 ΕA Remove and Replace Type D Galvanized Traffic Barrier End Treatment : STD 605.05
- Furnish and Install Type K Galvanized Traffic 5 ΕA Barrier End Treatment with Option 1 Anchorage : STD 605.10 5
 - ΕA Remove and Replace Type K Galvanized Traffic Barrier End Treatment with Option 1 Anchorage : STD 605.10
- Furnish and Install Type K Galvanized Traffic 5 ΕA Barrier End Treatment with Option 2 or 3 Anchorage : STD 605.10.01
- Remove and Replace Type K Galvanized Traffic 5 ΕA Barrier End Treatment with Option 2 or 3 Anchorage : STD 605.10.01
- 6027 20 Remove and Dispose Existing Traffic Barrier ΕA End Treatment Any Type. Remove and Replace Traffic Barrier W Beam
- 6028 20 ΕA End Section : STD 605.20
 - Furnish & Install 4-Foot high Galvanized Chain 1000 LF Link Fence
 - Furnish & Install 6-Foot high Galvanized Chain 500 LF Link Fence
 - 100 LF Furnish & Install 8-Foot high Galvanized Chain Link Fence
 - 300 LF Furnish & Install 4-Foot high Galvanized Chain Link Fence with Black Bonded Vinyl Coating
 - 500 Furnish & Install 6-Foot high Galvanized Chain LF Link Fence with Black Bonded Vinyl Coating
 - 100 LF Furnish & Install 8-Foot high Galvanized Chain Link Fence with Black Bonded Vinyl Coating
 - 50 ΕA Furnish & Install Terminal Post for 4-Foot high Galvanized Chain Link Fence
 - Furnish & Install Terminal Post for 6-Foot high 50 ΕA Galvanized Chain Link Fence
 - Furnish & Install Terminal Post for 8-Foot high 20 ΕA Galvanized Chain Link Fence
 - 20 Furnish & Install Terminal Post for 4-Foot high ΕA Galvanized Chain Link Fence with Black Bonded Vinyl Coating
- Furnish & Install Terminal Post for 6-Foot high 40 ΕA Galvanized Chain Link Fence with Black Bonded Vinyl Coating Furnish & Install Terminal Post for 8-Foot high 6040
 - 5 ΕA Galvanized Chain Link Fence with Black Bonded Vinyl Coating
- 6041 5 ΕA Furnish & Install 6-Foot Gate for 4-Foot high Galvanized Chain Link Fence 6042
 - 3 ΕA Furnish & Install 12-Foot Gate for 6-Foot high Galvanized Chain Link Fence
- 6043 2 ΕA Furnish & Install 12-Foot Gate for 8-Foot high Galvanized Chain Link Fence
- 2 Furnish & Install 12-Foot Gate for 6-Foot high 6044 ΕA Galvanized Chain Link Fence with Black Bonded Vinyl Coating Furnish & Install 12-Foot Gate for 8-Foot high
- 6045 1 ΕA Galvanized Chain Link Fence with Black Bonded Vinyl Coating Remove & Dispose Off Chain Link Fence, All
- 6046 500 LF Types

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

KIMBERLY FINCH Personal Representative

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

<u>144132</u>

(3-16,3-23,3-30)

THE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260

LEGALS

The Town of Cottage City gives public notice that it is requesting proposals from interested and qualified waste collection contractors for the following project:

RESIDENTIAL SOLID WASTE COLLECTION SERVICE (RFP No. 23-001)

The Town is issuing this RFP to secure curbside collection services for residential household garbage, bulk waste, and yard trimmings in the incorporated areas of the Town

The Town will select a qualified contractor proposal for the purpose of negotiating a final contract to implement the work.

Paper copies of the Request-for-Proposal (RFP) are available from:

Carol Richardson, Town Manager 3820 40th Avenue Cottage City, MD 20722

Proposals must be received by Tuesday, April 11, 2023 at 4:00 PM EST, after which time and date they will no longer be accepted.

Copies of the Proposal documents, requirements, scope of service, and all other pertinent information necessary to submit a complete package may be obtained electronically from the Town of Cottage City website at www.cottagecitymd.gov. All questions shall be directed in writing to the Town Manager, Carol Richardson, townmanager@cottagecitymd.gov, and reference "Questions on RFP #23-001 Solid Waste Collection Service" in the subject line.

144186

(3-23)

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills DOMINIQUE FERGUSON Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 128355 Estate No. 128264 <u>144133</u> (3-16,3-23,3-30)

following dates: (1) Six months from the date of the decedent's death; or (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this

NOTICE

Sonja James 130 College Station Dr Upper Marlboro, MD 20774 Plaintiff

ORDER OF PUBLICATION

Pearle W. Mack PO Box 4319 South Colby WA 98384-0319

AND

Vs.

Mary A. Mack PO Box 4319 South Colby WA 98384-0319

AND

ALL persons with an interest in the properties known as Lot 15.16, 17.18, & 21.22 5,000.0000 Sq. Ft. Cedar Haven Blk 3 Assmt \$1,000 Lib 03346 FL 231 and assessed to Mack Pearle W. & Mary A. As described in deed from Norman L Martin and Eleanor D. Martin to Pearle W. Mack and Mary A. Mack, dated on June 22, 1966 and recorded on June 24, 1966 in Plat Book SDH 3 at folio

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-000835

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this preceeding.

Lots 15.16, 5,000 Sq.Ft. Cedar Haven Blk 3, Assmt \$1,000 Lib 03346 Fl 231

Lots 17.18, 5,000 Sq.Ft. Cedar Haven Blk 3 Assmt \$1,000 Lib 03346 Fl 231

Lots 21.22, 6,737.0000 Sq.Ft. Cedar Haven Blk 3, Assmt \$1,300 Lib 03346 Fl 231

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

pired. It is thereupon this 27th day of February, 2023, by the Circuit Court. ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three(3) successive works on or bethree (3) successive weeks on or before the 24th day of March, 2023, warning all persons interested in the property to appear in this Court by the 2nd day of May, 2023, and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be enafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

JEREMY K. FISHMAN, et al. Substitute Trustees

vs. ESTATE OF LEON ANTHONY WARE, PERS. REP. JANE A. WARE 4919 Winthrop Street Oxon Hill, MD 20745

and

ESTATE OF LEON ANTHONY WARE, PERS. REP. LEROY I. WARE 4919 Winthrop Street Oxon Hill, MD 20745 Defendant(s)

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

Civil Action No. CAEF 22-28449

Notice is hereby given this 28th day of February 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-erty mentioned in these proceedings and described as 4919 Winthrop Street, Oxon Hill, MD 20745, made and represented by Jeremy K. Fish-man, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 28th day of March, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of

March, 2023, next. The Report of Sale states the amount of the sale to be Two Hundred Twenty Two Thousand Four Hundred Fifty Seven Dollars and Forty One Cents (\$222,457.41).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin Él Amin, Clerk <u>14408</u>0 (3-9,3-16,3-23)

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

vs.

ESTHER GRAY ETHEL V. THOMAS (DECEASED) 5818 Crown Street Capitol Heights, MD 20743 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-02196

Notice is hereby given this 7th day of March, 2023, by the Circuit Court for Prince George's County, Mary-land, that the sale of the property mentioned in these proceedings and described as 5818 Crown Street, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or be-fore the 7th day of April, 2023, pro-vided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of April, 2023. The report states the purchase price at the Foreclosure sale to be \$262,723.02.

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 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: 4/4/2023.

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

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

2003 JEEP GRAND CHEROKEE VA URC9238 1J4GW48S33C532947 2003 VOLVO XC90 8ES1918 YV4CY982781464941 MD

MCDONALD TOWING

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

2008 HYUNDAI 5NPET46F78H381148 SONATA VA L10689 2001 CHEVROLET TAHOE 1GNEK13T81R168338 VA UAF5193 2003 BMW 50563CK WBAGL63463DP64131 745I MD

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

2009 CHEVROLET 300 1DL4988 2C3KA43D49H508982 MD

144185

(3-23)

LEGALS

NOTICE OF JOINT 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

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Mary-land, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

The Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment (CR-089-2022)

To view the Council Resolution (CR-089-2022) initiating the proposed Sectional Map Amendment, please visit the Legislative Branch website, https://pgccouncil.us/LZIS

PUBLIC HEARING DATE/TIME: Tuesday, May 9, 2023, at 6:00 p.m. (Rescheduled)

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building

LEGALS

5-836, any communication on the matter with a member of the County Council or the County Executive must be disclosed via an ex parte disclosure form. The form must be filed within five (5) working days after the communication was made or received.

Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to clerkofthecouncil@co.pg.md.us, rather than by U.S. mail.

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

(1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD.

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, April 7, 2023, may delay or prohibit consideration of your testimony by the District Coun-<u>cil</u>.

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

individuals: http://ethics.maryland.gov/wp-content/ uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf

http://ethics.maryland.gov/wp-content/uploads/ For entities: 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

Ex parte disclosure: https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf

For more information on the affidavits and ex parte disclosure form, please see the Special Ethics Law Memo here: https://ethics.maryland.gov/wpcontent/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf

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

ATTEST: Donna J. Brown Clerk of the County Council

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

ATTEST: Gavin Cohen Secretary-Treasurer

(3-23)

LEGALS

City of New Carrollton Certified Candidates for the Monday, May 1, 2023, Municipal General Election

PUBLIC NOTICE

Filing for the City of New Carrollton, Monday, May 1, 2023, Municipal General Election is now closed.

Candidates for the 2023 Municipal General Election are listed below:

The following elected officials to be chosen: One (1) Mayor to serve a two-year term and five (5) Councilmembers each to serve a two-year-term, from 2023 to 2025.

For Mayor (Vote for no more than one)

144187

Call 301-627-0900 for a quote.

LEGALS

William C. Trevillian, Jr. 7865 Quarterfield Road Pasadena, MD 21144 (410) 761-2430

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF YVONNE H. MERCER-STATEN

Notice is given that Lawrence A Staten, whose address is 10725 Joyceton Drive, Upper Marlboro, MD 20774, was on November 22, 2022 appointed Personal Represen-tative of the estate of Yvonne H. Mercer-Staten, who died on October 30, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of May, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the fellowing datas: the following dates:

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

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

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

LAWRENCE A. STATEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127323

144099 (3-9.3-16.3-23)

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (3-16,3-23,3-30) 144115

> Call 301-627-0900 for a quote.

LEGALS

Janelle J. Jordan 9701 Apollo Drive Suite 100 Upper Marlboro, MD 20774 (301) 706-0799

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of District of Co-lumbia appointed Robert Franklin, whose address is 7102 Sunrise Drive, Lanham, MD 20706, as the Personal Representative of the Es-tate of May Belle Eaton who died on December 21, 2007 domiciled in Washington, DC.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

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

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

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

ROBERT FRANKLIN Foreign Personal Representative

CERETA A. LEE REGISTER OF WIL	LS FOR
PRINCE GEORGE	S COUNTY
p.o. box 1729	
UPPER MARLBORO, MD 20773	
	Estate No. 127297
144130	(3-16,3-23,3-30)

Council Hearing Room 1301 McCormick Drive, Largo, Marvland 20774 View using the link provided at: https://pgccouncil.us/LIVE

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to provide public comment concerning the Proposed Bowie-Mitchellville and Vicinity Sectional Map Amendment.

HOW TO PARTICIPATE: In-Person Public Hearing

> Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.

The proposed sectional map amendment can be viewed online at www.mncppc.org/3390/Bowie-Mitchellville-and-Vicinity-Master-

Copies of the proposed sectional map amendment are available for review at the following locations:

> The Maryland-National Capital Park and Planning Commission Planning Information Services, Lower Level County Administration Building 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772

South Bowie Public Library 15301 Hall Road Bowie, MD 20721

Bowie Branch Library 15210 Annapolis Road Bowie, MD 20715

Bowie City Hall 15901 Fred Robinson Way Bowie, MD 20716

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <u>https://pgccouncil.us/Speak</u>. For those unable to use the portal, comments/written correspondence may be emailed to: <u>clerkofthecouncil@co.pg.md.us</u> or faxed to (301) 952-5178. Written comments may be submitted through the close of business on Wednesday, May 24, 2023, when the record of public hearing testimony will close. The previously scheduled Joint Public Hearing was postponed. If you already submitted written testimony, you are not required to submit additional written testimony.

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

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.

The Proposed Sectional Map Amendment involves potential zoning intensification for the properties within the SMA boundaries. If you intend to provide oral testimony at the joint public hearing and/or submit a written statement on the record regarding the SMA, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George's County, set forth in Sections 5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. The completed affidavit must be received by the Clerk of the Council prior to the close of business on Friday, April 7, 2023. Additionally, in accordance with Section 2-296 of the Prince George's County Code and Maryland Annotated Code, General Provisions, Section

Katrina R. Dodro Phelecia E. Nembhard For Councilmember (Vote for no more than five) **Tyrone F. General** Allyne Hooks Ryan Alexander Hussay Raneda L. King David Chi-Wai Lai Lincoln HG Lashley **Rashad Lloyd Cynthia DB Mills** Duane H. Rosenberg Briana Urbina

Samuel Leon Young

Please note that the City of New Carrollton Board of Elections has formally certified all the names listed as candidates to run for office for the May 1, 2023, Municipal General Election.

Charles Davis Chair City of New Carrollton Board of Elections Attest: Araceli Guzman-Benitez, City Clerk

<u>144188</u>

(3-23)

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