The Prince George's Post Newspaper

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Your Newspaper of Legal Record

NOTICE

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

Substitute Trustees/

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, Maryland, 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 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 \$262,723.02.

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

144115 (3-16,3-23,3-30)

NOTICE

WELLS FARGO BANK, N.A. c/o BWW Law Group, LLC 6003 Executive Blvd., Suite 101 Rockville, MD 20852

Substitute Trustees/ Plaintiffs,

GLORIA T. BELL AKA GLORIA T. SILAS (DECEASED)

12707 Thrush Place Upper Marlboro, MD 20772

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14754

Notice is hereby given this 15th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the prop-Maryland, that the sale of the property mentioned in these proceedings and described as 12707 Thrush Place, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$320,000.00.

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

144214 (3-30,4-6,4-13)

<u>YEAR</u>

2013

2012

2007

2005

2015

2005

1997

2014

2007

2009

2004

2022

2007

2005

2001

144191

MAKE

Nissan

Nissan

Nissan

Saturn

Honda

Toyota

Nissan

Dodge

Ford

Chevrolet

Mercedes

Toyota

Volkswagen

Chrysler

Chevrolet

NOTICE

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

Substitute Trustees/ Plaintiffs.

WILLIAM H. DAVIS, III (DECEASED) Rosebud Court Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-25439

Notice is hereby given this 20th 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 1 Rosebud Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th 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 20th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$298,378.00.

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

144192 (3-30,4-6,4-13)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

BAFFOUR OSEI-TUTU ROSEMARY OSEI-TUTU

7409 Buchanan Street

Hyattsville, MD 20784 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000033

Notice is hereby given this 20th 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 7409 Buchanan Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of April 2023, profore the 20th 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 20th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$261,000.00.

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

144193 (3-30.4-6.4-13)

<u>VIN</u>

1N4AL3AP4DC282730

1N4AL2AP2CC230795

2C3KA43R87H877353

1N4AL3AP4FN884082

5GZDV23L45D163091

2HGEJ6673VH526394

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1FMCU94177KB08943

1G1PH5SC9C7129578

4T1BF28B41U192652

JTKDE167470188828

1G1ZT54815F147503

LEGALS

NOTICE OF INTENT TO DISPOSE OF

IMPOUNDED VEHICLES

The motor vehicle(s) below have been impounded by Fastlane Towing

for violation of the County ordinance prohibiting unauthorized parking

on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to re-

claim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle

owner has the right to contest the validity of the tow within (21) days

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days

of the date of this notice shall be deemed a waiver of all rights, title, and

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

MODEL

Altima

Altima

Malibu

Altima

Relay

Civic

Passat

Scion

Altima

Escape

Avalon

C230

Monte Carlo

Challenger

IT PAYS TO

ADVERTISE!

Call Brenda Boice at

301-627-0900

300

of the date of this notice by requesting a hearing with the Director.

interest thereby consenting to the disposal of said vehicle

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION APRIL 12, 2023

1. t/a Village Pump Liquors, Jayashriben Patel, President, Class A, Beer, Wine and Liquor, Nilkanth Varni, Inc., 4901 Greenbelt Road, Greenbelt, Maryland 20740. – Re-

quest for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire. 2. t/a Chesapeake Liquors, Chirag

Patel, Member-Manager, Class A, Beer, Wine and Liquor, Chesapeake 1, LLC, 8853 Branch Avenue, Clinton, Maryland, 20735. – Request for a Special Sunday Sales Permit.

3. Jemima B. Ablorh, Member, t/a Aroma Ultra Restaurant Lounge, 4000 Town Center Blvd Lounge LLC Bowie, Maryland 20716. Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation for an alleged violation of RR No. #7 Consumption of Bottled goods on licensed premises (Bottle Service) of the Rules and Regulations of the Board of License Commissioners for Prince George's County, Maryland. To wit; On Saturday, February 18, 2023, at approximately 1:00 a.m., Inspector North entered Aroma Ultra Lounge at 4000 Town Center Blvd, Bowie, MD 20716 to investigate a noise complaint and staying open after 3:00am. While inside the establishment he observed a waitress serving customers a bottle of Hennessy VSOP and a bottle of Casamigos Tequila, which is a violation of KR 7. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said li-

cense, which may include other vi-

olation(s) identified at the hearing.

4. Jemima B. Ablorh, Member, t/a Aroma Ultra Restaurant Lounge, 4000 Town Center Blvd Lounge LĽC Bowie, Maryland 20716. Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit; On Friday, February 3, 2023, at approximately 10:15 p.m., Inspectors North and Clinkscale entered Aroma Ultra Lounge at 4000 Town Center Blvd, Bowie, MD 20716 based on a complaint and noticed a DJ playing Hip Hop, Reggae and Salsa music. At that time, the establishment did not possess an entertainment permit. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

5. Neville Nugent, CEO, Food Vision, LLC, t/a Mad Cow Grill, 310 Domer Avenue, Laurel, 20708, Class B, Beer, Wine and Liquor is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations of the Board of License Commissioners for Prince George's County. To wit; On Wednesday February 1, 2023, at approximately 12:00 pm one (1) underage female operative (19 yr. old) and inspector Glenn entered Mad Cow located at 310 Dormer Avenue, Laurel, MD 20707. The operative asked the server for a Thirsty Cow Rum Punch Cocktail. The server checked ID and placed a glass containing the Thirsty Cow Rum Punch Cocktail in front of the minor. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

6. Shneidine Jean Louis Adonis, Manager, t/a Chic Bar & Lounge, 300 Second Street, Laurel, Maryland 20707. Class D, Beer and Wine is summonsed to show cause for an alleged violation of for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit; On or about September 13, 2021, an application for a new Class D, Beer and Wine was filed, that on or about February 22, 2022, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, April 12, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the

Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard March 19, 2023

(3-30,4-6) 144217

LEGALS

ORDER OF PUBLICATION

Miyonna Campbell,

Plaintiff

Unknown Heirs, devisees, personal representatives, executors, administrators and grantees of Willie E. Montgomery, deceased; Prince George's County, Maryland

All other persons having or claiming to have an interest in property described as 826 Clovis Ave., Capitol Heights, MD 20743, and more fully described in Liber 04970 Page 00695 among the Land Records Book for Prince George's County, Maryland, Assessed \$35,000.00; and Assessed to: Willie E. Montgomery; Property ID: 18-2024214,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Action No.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

C-16-CV-22-000788

Property described as 826 Clovis Ave., Capitol Heights, MD 20743, and more fully described in Liber 04970 Page 00695 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$35,000.00; and Assessed to: Willie E. Montgomery; Property ID: 18-2024214.

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

It is thereupon this 22nd day of March, 2023, by the Circuit Court

for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before April 19th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 29th day of May, 2023 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption this Property and vesting Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

144210

LEGALS

(3-30,4-6,4-13)

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 Columbia appointed Robert Franklin, whose address is 7102 Sunrise Drive, Lanham, MD 20706, as the Personal Representative of the Estate 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 represent or before the earlier of the following

(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 no-tice, 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 WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773

Estate No. 127297 <u>144130</u> (3-16,3-23,3-30)

Call 301-627-0900 for a quote.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9300 ALLENTOWN ROAD FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Verndel M. White, and James T. White, dated August 13, 2008 and recorded in Liber 29965, Folio 234 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$258,825.00, and an original interest rate of 2.500%, 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 18, 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 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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this equity, shall be the return of his deposit without interest. (CGD File #: 458826) sale shall be null and void, and the Purchaser's sole remedy, in law or

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

144209 (3-30,4-6,4-13)

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

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

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

16004 POINTER RIDGE DRIVE **BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Michael A Massey and Kimm Hudley Massey, dated May 6, 2006, and recorded in Liber 25490 at folio 238 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 Dural Wine of the Prince County County County County and the prince of the Prince County County County County (County County County (County County County (County County (County County (County (Count of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

APRIL 18, 2023 AT 9:31 AM

LL 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

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 \$10,000.00 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 property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and 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 # 19-603543)

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

144194 (3-30,4-6,4-13)

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 10:36 AM 2023 AT 10:36 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

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

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



908 York Road • Towson, MD 21204 • 410,828,4838 www.alexcooper.com

(3-23,3-30,4-6)144160

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 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 described in the aforesaid Deed of Trust. The property is improved by a

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 certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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 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 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 #: 458915)

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

4848 66TH AVENUE HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Patricia Y. Black, dated October 16, 2007 and recorded in Liber 29029, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,000.00, and an original interest rate of 6.375%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 18, 2023 AT 10:34 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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



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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 agreements of record affecting the same, if any, and with no warranty of

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 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 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 thall be recipelable for any purchaser. The purchaser shall be recipelable for 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. 196792-8)

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

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



auctioneers

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

Dalia Alezra, Esq.

124 South Street

Annapolis, MD 21401

410-268-9246

AMENDED

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Joseph Miller, whose address is 8072 Wood Home Circle, Pasadena, MD 21122, was on December 9, 2022 appointed Per-

sonal Representative of the estate of

Rita E. Miller, who died on September 25, 2022 without a will.

Further information can be ob-

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 9th day of 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:

(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

decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the

decedent's death; or

tative or the attorney.

TO ALL PERSONS INTERESTED IN THE ESTATE OF

RITA E. MILLER

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

144122

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates: 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

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

144138

Estate No. 127593 (3-16,3-23,3-30)

CERETA A. LEE

JOSPEH MILLER

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

Estate No. 127460

144239 (3-30,4-6,4-13)

LEGALS

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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 principal balance of \$100,000.00, 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 11:06 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 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 are 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 is responsible for any recapture of the purchaser is responsible for any recapture of the purchaser is responsible for any recapture. 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 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



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144117

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MELVIN STEWART COLBERT IR

Notice is given that Harriet Teresa Corbett-Colbert, whose address is 2201 Piermont Drive, Fort Washing-ton, MD 20744, was on March 3, 2023 appointed personal represen-tative of the small estate of Melvin Stewart Colbert Jr, who died on June 18, 2021 without a will.

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

All persons having any objection to the appointment 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 de-livers 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.

HARRIET TERESA CORBETT-**COLBERT** Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128392 144229 (3-30)

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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 Personal Representative of the estate of Bernice D Simons, who died on February 11, 2015 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 23rd day of

August, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following 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 obtained from the Register of Wills.

WILLIE SIMONS Personal Representative

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

Estate No. 128291 144139 (3-16,3-23,3-30)

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

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

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 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 recapafter 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. 357401-1)

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

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



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144118 (3-16,3-23,3-30)

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

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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of August, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

PAMELA KING-WILLIAMS Personal Representative

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

144131

UPPER MARLBORO, MD 20773-1729 Estate No. 127391 (3-16,3-23,3-30)

Harry L. Chase Attorney-At-Law 1190 West Northern Parkway Suite 124 Baltimore, Maryland 21210 410-433-4100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF 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 Personal Representative of the estate of Troy Allen AKA Troy Anthony Allen, who died on December 5,

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.

2022 without a will.

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

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

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

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

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

YOLANDA ALLEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

144140

Estate No. 128118 (3-16,3-23,3-30)

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

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 recapitation to the same of 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 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 canthe 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) not deliver one or the other, or if ratification of the sale is denied by

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

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



auctioneers

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144119 (3-16,3-23,3-30)

LEGALS

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

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

3819 SAINT BARNABAS ROAD, APT 103 SUITLAND, MD 20746

Under a power of sale contained in a certain Deed of Trust from Vanikwa R. Cooper, dated March 13, 2018 and recorded in Liber 40789, Folio 14 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$91,575.00, and an original interest rate of 5.875%, 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 APRIL 18, 2023 AT 10:36 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 being sold is a condominium unit and all common elements appurtenant thereto.

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 \$8,600.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure suction. In such over the described provided by the purchaser shall be lightly 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 incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion 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. (ĆGD File #: 459477)

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



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(3-30,4-6,4-13) 144202

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

JANEL ANTOINETTE BURCH

Notice is given that Arja Birdsong,

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 estate 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-

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

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

(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

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.

other delivery of the notice.

ARJA BIRDSONG

REGISTER OF WILLS FOR

Prince George's County

CERETA A. LEE

P.O. Box 1729

Personal Representative

tative or the attorney.

September, 2023.

the following dates:

decedent's death; or

IN THE ESTATE OF

LEGALS

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

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

10011 DAKIN COURT, CHELTENHAM, MD 20623 & 8411 GREENBELT ROAD, APARTMENT 201, GREENBELT, MD 20770

Under a power of sale contained in a certain Deed of Trust from Gazaba LLC, dated April 12, 2022 and recorded in Liber 47558, Folio 561 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$424,000.00, and an original interest rate of 6.625%, 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 APRIL 18, 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 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 \$42,000.00 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, f a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Subeducation of profits resulting from any resale of the property. In the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this calculated by a substitution of the sale is a substitution of the sale. 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 #: 459410)

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



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(3-30,4-6,4-13)144203

LEGALS

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

WOODROW JACKSON

Notice is given that Matthew J. Dyer, whose address is 5303 West Court Dr, P.O. Box 358, Upper Marl-boro, MD 20773, was on March 14, 2023 appointed Personal Representative of the estate of Woodrow Jackson, who died on November 10, 1997 without a will.

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

Any person having a claim against the decedent must present the claim to the undersigned personal 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.

MATTHEW J. DYER, ESQUIRE Personal Representative

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

144238

Estate No. 122223

(3-30,4-6,4-13)

TO ALL PERSONS INTERESTED IN THE ESTATE OF FREDERICK LAWRENCE ROBINSON

Notice is given that Rhonda E Poles, whose address is 3143 Newton Street NE, Washington, DC 20018, was on February 17, 2023 appointed Personal Representative of the estate of Frederick Lawrence Robinson, who died on January 3, 2023 without a will.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 17th day of August, 2023.

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

RHONDA E POLES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County PO Box 1729 Upper Marlboro, MD 20773-1729

144240

Estate No. 128141

(3-30,4-6,4-13)

UPPER MARLBORO, MD 20773-1729

144141 (3-16,3-23,3-30)

Estate No. 128239

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS BROWN

> Notice is given that Macrena Brown, whose address is 7602 Newburg Drive, Lanham, MD 20706, was on February 10, 2023 appointed personal representative of the small estate of Francis Brown, 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 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

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:

of this Notice.

(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 delivery of the notice.

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

MACRENA 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. 128150 144228

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF BRUCE E STERLING

Notice is given that Aila Sterling, whose address is 3523 Quesada Street NW, Washington, DC 20015, was on March 3, 2023 appointed personal representative of the small estate of Bruce E Sterling, who died on January 22, 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 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

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 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 delivery of the notice.

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

AILA STERLING Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

144230

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128378

(3-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE DIANE DREW-THORNTON

Notice is given that Harry N Drew III, whose address is 7107 Loch Raven Road, Temple Hills, MD 20748, was on March 14, 2023 appointed Personal Representative of the estate of Charlotte Diane Drew-Thornton who died on March 31, 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.

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.

HARRY N. DREW III Personal Representative

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

144237

Estate No. 124804 (3-30,4-6,4-13)

Serving Prince George's County Since 1932

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9017 50TH PLACE **COLLEGE PARK, MD 20740**

Under a power of sale contained in a certain Deed of Trust from Rogerio Palma, and Lorranny Palma, dated September 16, 2016 and recorded in Liber 38691, Folio 126 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,108.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on APRIL 18, 2023 AT 10:46 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

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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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



auctioneers

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www.alexcooper.com

144207 (3-30,4-6,4-13)

LEGAL NOTICE CITY OF BOWIE, MD **PUBLIC HEARING**

The City of Bowie's Annual Budget Ordinance for Fiscal Year 2024 and the Capital Improvements Program Resolution for Fiscal Years 2024-2029 will be introduced at a Special City Council Meeting at 8:00 p.m., Monday, April 10, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at

www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channels 71 and 996.

A Public Hearing concerning the Budget Ordinance and Cip Resolution is also scheduled to be held that evening. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the meeting beginning at 8:00 p.m., or email written testimony/comments to cityclerk@cityofbowie.org. deadline for submittal of testimony/comments is 7:00 p.m., Monday, April 10, 2023. All interested residents are encouraged to attend. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

The proposed annual Budget and Cip resolution are scheduled for adoption on Monday, May 15, 2023.

> Alfred D. Lott City Manager

(3-30,4-6)144243

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 pe tition has been filed by Terrance D. Williams for judicial probate of the will dated <u>12/11/2020</u> and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 9, 2023 at

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 JPPER MARLBORO, MD 20773-1729

PHONE: (301) 952-3250

144174 (3-23,3-30)144175

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 Delonte Means for judicial probate of the will dated 12/11/2020 and for the appointment of a personal representative

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

(3-23,3-30)

LEGALS

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 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 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 described in the aforesaid Deed of Trust. The property is improved by a

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 facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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



auctioneers

Aaron D. Neal, et al

Investments, LLC

Equity Partners Real Estate

NOTICE

Plaintiffs/Substitute Trustees

In the Circuit Court for Prince

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, Maryland 20744, made and reported by

Aaron D. Ńeal, 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 property was sold by the Substitute Trustee at public auction on March

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

THE

PRINCE

GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

SUBSCRIBE

TODAY!

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

True Copy—Test: Mahasin El Amin, Clerk

144183

7, 2023 at a price of \$230,000.00.

Defendant

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

144116 (3-16,3-23,3-30) **LEGALS**

Stephen J Reichert 2221 Lake Ave

Baltimore, MD 21213 410-299-4959

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ARCHIE R WILLIS

Notice is given that Juan Carlos Willis, whose address is 201 Royal Oak Circle, Hyattsville, MD 20785, was on March 13, 2023 appointed Personal Representative of the estate of Archie R Willis who died on October 16, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 September, 2023.

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

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

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

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

JUAN CARLOS WILLIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 127836

144180 (3-23,3-30,4-6)

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

2402 LAKEHURST AVENUE **DISTRICT HEIGHTS, MD 20747**

Under a power of sale contained in a certain Deed of Trust from Ariel

Henson, dated September 30, 2019 and recorded in Liber 42639, Folio

485 among the Land Records of Prince George's County, Maryland, with

an original principal balance of \$220,674.00, and an original interest rate

of 21.870%, default having occurred under the terms thereof, the Sub-

stitute 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-lif 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 18,

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements

Terms of Sale: The property will be sold "as is" and subject to condi-

tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 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 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 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 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 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, determina-

tion 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 #:

thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

2023 AT 10:42 AM



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

144205 (3-30,4-6,4-13)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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 Personal Representative of the estate of Christine M McClelland who died on December 19, 2022 with a will

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 representative or the attorney.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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. Ćlaim forms may be obtained from the Register of Wills.

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

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 Bernadette Brown who died on January 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 representative or the attorney.

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

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

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

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

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

LATINY A BROWN Personal Representative

CERETA A. LEE

144137

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

Estate No. 127996

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

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 11, 2023

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

1:00 P.M.

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

COUNCIL BILLS

CB-010-2023 (DR-2) – AN ACT CONCERNING PRINCE GEORGE'S COUNTY OPEN DATA for the purpose of requiring the County to make certain public data sets available through a web portal prominently displayed on the internet; requiring the County to maintain technique. nical standards for publishing public data sets; requiring the County Executive or their Designee to enhance the County Open Data Portal and develop an Open Data Plan; and generally relating to general pro-

CB-020-2023 AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of the control of the co authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed five hundred sixty-four million one hundred thirty-eight thousand dollars (\$564,138,000) in aggregate principal amount of general obligation bonds and Seventy-eight million eight hundred and five thousand dollars (\$78,805,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2023; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed Six hundred forty-two million nine hundred forty-three thousand dollars (\$642,943,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount not to exceed 150% of the pal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the printrionizing the piedge of Clean Water Act rees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

CB-022-2023 (DR-2) AN ACT CONCERNING CABLE TELEVISION for the purpose of granting a renewal of a franchise for the operation of a cable television system in the Northern and Southern Territories of Prince George's County (the "County") and prescribing certain terms and conditions to be included in a franchise agreement.

CB-027-2023 AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - DEPUTY SHERIFF'S ASSOCIATION OF PRINCE GEORGE'S COUNTY, INC. (CIVILIAN UNITS) for the purpose of approximate below are constant by and between Prince Control pose of approving the labor agreement by and between Prince George's County, Maryland and the Deputy Sheriff's Association of Prince George's County, Inc. (Civilian Units), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations

CB-028-2023 AN ACT CONCERNING COLLECTIVE BARGAIN-ING AGREEMENT - FRATERNAL ORDER OF POLICE PRINCE GEORGE'S COUNTY LODGE 89, INC. for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the Fraternal Order of Police, Prince George's County Lodge 89, Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended from time to time by the Office of Human Resources Management.

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-

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

LEGALS

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:

144244

Donna J. Brown Clerk of the Council

LEGALS

(3-30,4-6)

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 11, 2023

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

1:00 P.M.

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

WASHINGTON SUBURBAN SANITARY COMMISSION PROPOSED FISCAL YEAR 2023-2024 OPERATING & CAPITAL **BUDGETS AND THE** WASHINGTON SUBURBAN SANITARY COMMISSION CAPITAL IMPROVEMENT PROGRAM FOR WATER AND SEWERAGE, FOR FISCAL YEARS 2024-2029

Copies of the proposed budgets are available on the Washington Suburban Sanitary Commission's https://www.wsscwater.com/budget. Copies of the County Executive's recommendations areavailable on the County Council's Budget Portal: https://pgccouncil.us/454/Budget-Portal.

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-

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:

144245

Donna J. Brown Clerk of the Council

(3-30,4-6)

144208

LEGALS

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

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

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

You must reclaim these vehicles by: 04/14/2023

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

ALLEYCAT TOWING & RECOVERY

5110 BUCHANAN ST **EDMONSTON, MD 20781** 301-864-0323

2001 HONDA CIVIC 1HGES16591L029832 NC PBW9077 2006 CHRYSLER 300 2C3KK63H36H166920 2010 GMC ACADIA MD 89157CK 1GKLVMED5AJ183784

> CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850

301-773-7670 1999 CHEVROLET ASTRO 060AEP 1GCDM19W9XB159651 MD

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

1997 MERCEDES-BENZ 450 SLC MD				8CT6785	10702412005430
	1988 MERCEDES	-BENZ 560	MD	101Z32	WDBCA45D9JA404907
	2003 FORD	EXPLORER	VA	B24554	1FMZU74K43ZB59177
	2006 FORD	FOCUS			1FAHP31N46W232672
	2002 MITSUBISH	I ECLIPSE	VA	1814RS	4A3AE85HX2E049163
		SPYDER			
	2013 HYUNDAI	SONATA	DC	FH5353	5NPEB4AC2DH663496
	1992 TOYOTA	CAMRY	GA	PCR9513	4T1SK12E0NU030239
	2005 DODGE	DURANGO	VA	TSN3170	1D4HB48N55F602906
	2013 KIA	OPTIMA			5XXGN4A75DG140830
	2009 NISSAN	ALTIMA			1N4AL21E09N556560
	2014 NISSAN	ALTIMA			1N4AL3AP3EC165433
	2002 JEEP	LIBERTY			1J4GL58K22W331200
	2004 CHEVROLE	T SUBURBAN	OH	583ZFL	1GNFK16Z14I333105

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

2007 FORD F150 MD 1FTRW14W17FA75727 EXPEDITION 1FMRU17W12LA44498 2002 FORD

144249 (3-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3225 CHESTER GROVE ROAD **UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Rebecca V Proctor, dated September 27, 2004 and recorded in Liber 20394, Folio 111 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$32,448.99, and an original interest rate of 7.200%, 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 18, 2023 AT 10:48 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

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 \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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



auctioneers

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

(3-30,4-6,4-13)

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: 4/10/2023.

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

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

2007 GMC ACADIA UAF5753 WBXPC93427WF21422 VA

> **ID TOWING** 2817 RITCHIE ROAD **FORESTVILLE MD 20747** 301-967-0739

2004 LEXUS ES300 DC FD3472 JTHBA30G045017571

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

2021 FORD **ESCAPE** MD 3ES2379 1FMCU0F63MUA96505

144248

To Subscribe call 301-627-0900



The Prince George's Post

Joseph C. Hangarter, Esquire Barbour & Hangarter, P.A. 105 Paul Mellon Court, Suite 18 Waldorf, MD 20602 301-392-9400

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA ANN TINO

Notice is given that Marshall John Notice is given that Marshall John Tino, whose address is 10509 Edge-field Drive, Adelphi, MD 20783, was on March 16, 2023 appointed per-sonal representative of the small es-tate of Patricia Ann Tino who died on July 12, 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 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, 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

MARSHALL JOHN TINO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 128551

144227 (3-30)

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

ROBERTO CARLOS SANTOS

Estate No.: 127005

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Wilfredo Ve-

lasquez-Santos for judicial probate

for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 7, 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.

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(3-30,4-6)

LEGALS

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

vs.

above estate:

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

Upper Marlboro, Maryland 20773 In The Estate Of:

BERTHA VIRGINIA JORDAN Estate No.: 127806

> NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a pe-

tition has been filed by Federal Home Loan Mortgage Corp. C/O Orlans PC for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 24, 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

(3-30,4-6)144233

MARYLAND

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

JACOB THOMAS JOHNSON Estate No.: 126182

> NOTICE OF JUDICIAL PROBATE

tition has been filed by Andrea Sophie Johnson for judicial probate for the appointment of a personal rep-

Marlboro, MD on **May 16, 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

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

144235 (3-30,4-6)

TPR 22-0008

CROSS REFERENCE WITH: CINA 21-0009

NOTICE BY PUBLICATION TO FATHER

To: John Doe

BRAELYN M.

Relationship: Putative Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 22-0008. All persons who believe themselves to be the parents of a female child born on the 26th day of September, 2012, at Prince George's Hospital Center in Cheverly, Maryland to Nina Marie Mostardi, natural mother, aged 24 years old at time of birth and John Doe putative father, date of birth unknown shall file a written re-sponse. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason Associate Judge

Seventh Judicial Circuit

(3-30)

LEGALS

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND

WHAT THE ORDER SAYS, BE

SURE TO HAVE SOMEONE EX-

PLAIN IT TO YOU.

In Re GUARDIANSHIP OF: ELLIANA G.

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE

SURE TO HAVE SOMEONE EX-

PLAIN IT TO YOU.

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

SITTING AS A JUVENILE COURT

TPR 22-0008

CROSS REFERENCE WITH:

CINA 21-0009

NOTICE BY PUBLICATION

TO MOTHER

You are hereby notified that a guardianship case has been filed in

the Circuit Court for Prince George's

County, Maryland, case number TPR 22-0008. All persons who be-

lieve themselves to be the parents of a female child born on the 26th day

of September, 2012, at Prince

George's Hospital Center in Chev-

erly, Maryland to Nina Marie Mostardi, natural mother, aged 24

years old at time of birth and John Doe putative father, date of birth unknown shall file a written re-

sponse. A copy of the Show Cause Order may be obtained from the Ju-venile Clerk's Office at 14735 Main

Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do

not file a written objection within 30

days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason

Associate Judge

Seventh Judicial Circuit

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-PLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

SITTING AS A JUVENILE COURT

In Re GUARDIANSHIP OF:

(3-30)

<u>144218</u>

To: Nina Marie Mostardi

Relationship: Mother

In Re GUARDIANSHIP OF:

BRAELYN M.

TPR 22-0005 CROSS REFERENCE WITH: CINA 21-0007

NOTICE BY PUBLICATION **TO FATHER**

To: James Gross

Relationship: Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's

County, Maryland, case number TPR 22-0005. All persons who believe themselves to be the parents of a female child born on the 22nd day of August, 2017, at Prince George's Hospital Center in Cheverly, Maryland to Nina Marie Mostardi, natural mother, aged 29 years old at time of birth, and James Gross, father, aged 31 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written ob-jection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

144220 (3-30)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-

IN THE CIRCUIT COURT FOR MARYLAND SITTING AS A JUVENILE COURT

PLAIN IT TO YOU.

In Re GUARDIANSHIP OF: ELLIANA G.

> TPR 22-0005 CROSS REFERENCE WITH: CINA 21-0007

NOTICE BY PUBLICATION

TO MOTHER

To: Nina Marie Mostardi

Relationship: Mother

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 22-0005. All persons who believe themselves to be the parents of a female child born on the 22nd day of August, 2017, at Prince George's Hospital Center in Cheverly, Maryland to Nina Marie Mostardi, natural mother, aged 29 years old at time of birth, and James Gross, father, aged 31 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written ob-jection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason Associate Judge Seventh Judicial Circuit

144221 (3-30)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-PLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

In Re GUARDIANSHIP OF: KADENCE G.

TPR 22-0006 CROSS REFERENCE WITH: CINA 21-0013

NOTICE BY PUBLICATION TO FATHER

To: James Gross

Relationship: Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 22-0006. All persons who believe themselves to be the parents of a male child born on the 14th day of January, 2021, at MedStar Southern Maryland Hospital Center in Clinton, Maryland to Nina Marie Mostardi, natural mother, aged 32 years old at time of birth, and James Gross, father, aged 34 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

144222 (3-30)

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-

PLAIN IT TO YOU. IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

SITTING AS A JUVENILE COURT

In Re GUARDIANSHIP OF: LONDYN G.

> TPR 22-0007 CROSS REFERENCE WITH: CINA 21-0021

NOTICE BY PUBLICATION TO FATHER

To: James Gross

Relationship: Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 22-0007. All persons who believe themselves to be the parents of a female child born on the 23rd day of February, 2016, at Prince George's of February, 2016, at Prince George's Hospital Center in Cheverly, Maryland to Nina Marie Mostardi, natural mother, aged 27 years old at time of birth, and James Gross, father, aged 29 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033. Upper Marlboro, Maryland D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

144224

(3-30)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-PLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

In Re GUARDIANSHIP OF: KADENCE G.

> TPR 22-0006 CROSS REFERENCE WITH: CINA 21-0013

NOTICE BY PUBLICATION

TO MOTHER To: Nina Marie Mostardi

Relationship: Mother

You are hereby notified that guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 22-0006. All persons who believe themselves to be the parents of a male child born on the 14th day of January, 2021, at MedStar Southern Maryland Hospital Center in Clinton, Maryland to Nina Marie Mostardi, natural mother, aged 32 years old at time of birth, and James Gross, father, aged 34 years old at Gross, father, aged 34 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

144223 (3-30) YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EX-PLAIN IT TO YOU.

THIS IS A COURT ORDER. IF

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

LONDYN G.

TPR 22-0007 CROSS REFERENCE WITH: CINA 21-0021

TO MOTHER

To: Nina Marie Mostardi

Relationship: Mother

guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 22-0007. All persons who believe themselves to be the parents of a female child born on the 23rd day of February, 2016, at Prince George's Hospital Center in Cheverly, Maryland to Nina Marie Mostardi, natural mother, aged 27 years old at time of birth, and James Gross, father, aged 29 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written ob-jection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs,

JOHN V. EDA 578 Wilson Bridge Drive Oxon Hill, MD 20745

Defendant(s). In the Circuit Court for Prince George's County, Maryland

Case No. CAEF 22-25514 Notice is hereby given this 14th 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 578 Wilson Bridge Drive, Unit A1, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th 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 14th day of

The report states the purchase price at the Foreclosure sale to be \$70,000.00.

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

Mahasin Él Amin, Clerk 144211 (3-30,4-6,4-13)

NOTICE

CARRIE M. WARD, et al.

Substitute Trustees

HOWARD J BRADBERRY (DECEASÉD) LOUISE MAE BRADBERRY (DECEASED)

925 Montgomery Street Laurel, MD 20707

Notice is hereby given this 14th 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 925 Montgomery Street, Laurel, MD 20707, made and reported by the Substitute Trustee, will be PATELED AND CONTROLLED AND CONTROL will be KATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 14th 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 14th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$245,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144212 (3-30,4-6,4-13)

NOTICE

144219

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

> Substitute Trustees/ Plaintiffs,

PAULINE C. NNAWUBA 14434 Colonel Fenwick Court Unit 538 Upper Marlboro, MD 20772

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-28447

Notice is hereby given this 14th 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 14434 Colonel Fenwick Court, Unit 538, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th 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 14th day of

April, 2023.
The report states the purchase price at the Foreclosure sale to be \$307,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 144213 (3-30,4-6,4-13) **NOTICE**

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

Substitute Trustees/ Plaintiffs,

Defendant(s)

MADECCIA F. LOVETT-SAMPSON TIMOTHY SAMPSON 13808 Chestnut Oak Lane Brandywine, MD 20613

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-28680

Notice is hereby given this 15th 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 13808 Chestnut Oak Lane, Brandywine, MD 20613, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th 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 17th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$663,000.00.

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 144215 (3-30,4-6,4-13) **NOTICE**

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

Substitute Trustees/

VS. ALBERTO VENTURA ROSA ANABEL GUTIERREZ 404 Cedarleaf Avenue Capitol Heights, MD 20743

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-22440

Notice is hereby given this 24th 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 404 Cedarleaf Avenue, Capitol Heights, MD 20743, made and reported by the Substi-tute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th 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 24th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$265,600.00.

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

(3-30,4-6,4-13)

144241

In Re GUARDIANSHIP OF:

NOTICE BY PUBLICATION

You are hereby notified that

Seventh Judicial Circuit 144225 (3-30)

NOTICE

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

> Substitute Trustees/ Plaintiffs,

INDIA M. TAYLOR 8481 Greenbelt Road

Unit T1

Rockville, MD 20852

Greenbelt, MD 20770 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-02691

Notice is hereby given this 24th 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 8481 Greenbelt Road, Unit T1, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATI-FIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th 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 24th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$69,000.00.

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

144242 (3-30,4-6,4-13)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

To all Persons Interested in the above estate: You are hereby notified that a pe-

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

the Office of the Register of Wills.

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

MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: KATIE S. SCALES AKA KATIE SUE SCALES

Estate No.: 122227

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Sheila Braswell 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 18, 2023 at** 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

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250 (3-30,4-6)

P.O. Box 1729

6003 Executive Blvd., Suite 101 Rockville, MD 20852

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-001015

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

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

ALFARO

Estate No.: 125879 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Martin G. Oliverio 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 11, 2023 at 10:30 A.M.

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 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

144231 (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: ETHEL M. WARR Estate No.: 126141

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a pe-

tition has been filed by Vicki L. Warr for judicial probate of the copy of the will dated NO MONTH/NO DATE/2014 and for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper

Marlboro, MD on June 13, 2023 at This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in

the Office of the Register of Wills. REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250 (3-30.4-6)<u>144236</u>

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until May 3, 2023, at 11:59 p.m. local prevailing time for the following project:

SAFETY AND SPOT IMPROVEMENTS 957-H (E)

2. <u>Contract Documents</u>

Contract documents are only available for download at the following

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036252 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. <u>Project Description</u>:

This contract shall construct Safety and Spot improvements at various locations in Prince George's County. The work will include Pedestrian improvements such as the installation of refuge islands, pedestrian crosswalks, concrete/asphalt/brick sidewalks, ADA ramps and curb and gutter; Site distance improvements; Traffic capacity improvements such as the addition of turning lane(s); Traffic signal installation and modifications, minor signing modifications, loop detector replacement, and miscellaneous traffic control device infrastructure items as required for identified improvements; Minor drainage improvements; Installation of traffic barriers and end treatments; Grinding, resurfacing, base widening, pavement repair, pavement markings; Minor landscaping and turf establishment.

4. <u>Minimum Qualifications</u>:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

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

 $(\underline{\hat{h}ttp://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/co})$ nstructContracts/CostClassKey.asp)

The approximate quantities for major items of work involved are as fol-

lows:				
<u>Qty</u>	<u>Unit</u>	Description		
1	LS	MAINTENANCE OF TRAFFIC (MOT)		
1	LS	CLEARING AND GRUBBING		
1	LS	MOBILIZATION		
26	CY	TEST PIT EXCAVATION		
150	CY	REMOVAL OF EXISTING PAVEMENT		
150	SY	REMOVAL OF EXISTING SIDEWALK		
120	LF	REMOVAL OF CURB AND GUTTER		
100	TON	STABILIZED CONSTRUCTION ENTRANCE (SCE)		
200	SY	GRADED AGGREGATE BASE COURSE – 4 INCH LIFT		
200	SY	GRADED AGGREGATE BASE COURSE – 6 INCH LIFT		
600	SY	MILLING HOT MIX ASPHALT PAVEMENT, O" TO 2" DEPTH		
1500	TON	HOT MIX ASPHALT SUPER PAVE 9.5 MM PG 64S-22, LEVEL 2		
1500	TON	HOT MIX ASPHALT SUPER PAVE 12.5 MM PG 64S- 22, LEVEL 2		
100	SY	FULL DEPTH PATCHING		
100	SY	PARTIAL DEPTH PATCHING		
2200	LF	FIVE INCH (5") WHITE LEAD-FREE REFLECTIVE		
		THERMOPLASTIC		
1200	LF	FIVE INCH (5") YELLOW LEAD-FR EE REFLECTI VE		
		THERMOPLASTIC		
600	LF	CONCRETE CURB AND GUTTER COMBINAT ION,		
		PGC STD. NO.		
600	LF	REPLACEMENT OF EXISTING CON CRETE CURB		
		AND GUTTER		
100	LF	GALVANIZED METAL TRAFFIC BARRIER W BEAM		
		USING 6 FT		
100	LF	REPLACE GALVENIZED METAL TRAF FIC BARRIER		
		W BEAM PANEL		
100	SY	FURNISH AND PLACE TOPSOIL - THREE INCH (3") DEPTH		
800	SY	TEMPORARY SEEDING AND MULCHING		
1	LS	TRAFFIC LIGHT SIGNAL		
1	LS	RECTANGULAR RAPID FLASHING BEACON		
		(RRFB) – SOLAR		
1	LS	PEDEŚTRIAN HYBRID (H AWK) SIGNAL		
6. The Bid must be on the forms provided with the specification, as speci-				

- fied 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.
- 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.

LEGALS

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. <u>Unbalanced bid</u>. 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

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code

14. An optional virtual Pre-Bid Conference will be held on April 12, 2023 at 11:00 a.m. local prevailing time, via Zoom at https://us05web.zoom.us/j/81184390788?pwd=R1Z5WTc4QllEMGl5WH

VpS01mSnUzUT09 Or join using meeting I.D.: 811 8439 0788 password sLY79m

By Authority of Angela D. Alsobrooks

County Executive

<u>144216</u> (3-30,4-6,4-13)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 18, 2023

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

1:30 P.M.

Notice is hereby given that on Tuesday, April 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-014-2023 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2022 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Zoning Existing Requested

Acres Category Category

Development Proposal/

Tax Map Location

Basin and

Number

<u>Parkway</u>				
22/PW-01 13299 Baltimore Avenue	A gas station, and beverage store, not to exceed 5,000 SF of gross floor area 9 F-3; Parcel 52	3.64 CS	5	4
District 1	1 arcer 32			
Blue Plains				
22/BP-02 Old Gunpowder Road Spur	One single family detached residence consisting of 4,500 SF of livable space; home to be occupied by the current landowner	0.598 RR	S5	S3
District 1	8 F-4; Parcel 75			
22/BP-03 U.S. Bureau of Engraving and Printing	A new federal currency production facility consisting of four (4) buildings, encompassing 1,225,103 gross square footage 13 D/E-4; 19 D/E-1/2/3	104.21 ROS	6	3
District 1	10 2 / 2 1/ 1/ 2/ 0			
Western Brand	<u>ch</u>			
22/W-04 Rachakonda Property	One single family detached residence consisting of 8,000 SF of livable space; home to be occupied by the current landowner	3.0 AR	5	3
District 4	36 E-2; Parcel 324			
22/W-05 C. Harrison Home	Existing single family detached residence consisting of 1,960 SF of livable space, requesting access to available public water and sewer services for future conversion of home 84 C-1; Parcel 8		5	3
Western Brand	<u>ch</u>			
22/W-06 Norwich Place Property District 6	One single family detached residence consisting of 4,700 SF of livable space; home to be occupied by the current lot owner; recorded lot located in Brock Hall Manor subdivision 84 C-2; Lot 2	0.8490 RE	5	3
22/W-07 Bella Crown Foundation LLC Property	One single family detached residential unit with a minimum 2,000 SF of livable space, and a minimum sales price of \$500,000 83 C-3; Parcel 66	1.0 RE	5	3
שווונו ט				

Remodel of an existing gas

adding quick service food

and beverage; gross floor

minimum 1,350 - 1,850 SF

of floor area; minimum

sales price \$400,000; 401

multifamily units in two

buildings with minimum 650 - 1,125 SF of floor area;

5-6 retail buildings with

minimum floor area of

40,000 - 50,000 SF

minimum sales price \$1,900 - \$2,800 monthly rental; and

area not to exceed 5,000 SF

301 Gas N Go station/convenience store,

93 C-2; Parcel 182

199 TH units with a

5

5

Continue

use of well

and septic

systems

0.9860

RMF-48

59,932

CGO/

M-X-T

22/W-08

District 6

22/W-09

Carozza

Property

District 9

LEGALS

99 & 100 F-1/2 & A-2/3; Parcels 32, 35 and 92 22/W-10 One single family detached 5 3 residence consisting of Tucker RR 3,105 SF of livable space; Property home to be occupied by the District 9 current parcel owners 118 F-4; Parcel 25

Mattawoman

Sewer Connection

22/M-04 Existing auto dealership 6.66 seeking to connect to public TAC-E Buick systems under construction GMC of Brandywine and when available 154 F-2; Parcel 22 District 9 Countywide Redesignations/Map Amendments/Water/

Maple Avenue, Old Laurel District 4 S3 Bowie Road & 4th Street District 9 9105, 9107 & 9205 Old 3 Marlboro Pike

Category 3 - Community System

Category 4 - Community System Adequate for Development Planning Category 5 - Future Community System

Category 6 - Individual System

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: 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

ATTEST: Donna J. Brown

Clerk of the Council

144247 (3-30,4-6)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 18, 2023

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

5:00 P.M.

Notice is hereby given that on Tuesday, April 18, 2023, the County Council of Prince George's County, Maryland, will hold the following

> THE HOUSING & COMMUNITY DEVELOPMENT **ANNUAL ACTION PLAN FY-2024** FEDERAL GRANTS APPLICATION (COUNCIL RESOLUTION NO. 021-2023)

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2024 submitted by the County Executive on March 14, 2023 for County Council approval.

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The Annual Action Plan reflects the County's most critical housing and community development needs, as identified in the FY 2021-2025 Consolidated Plan. Additionally, the Annual Action Plan serves as the grant application for the following federal entitlement program funds: Community Development Block Grant ("CDBG") Program, HOME Investment Partnerships ("HOME") Program, and the Emergency Solutions Grants ("ESC") Program. tions Grants ("ESG") Program.

The County's estimated entitlements for FY 2024 are as follows: Community Development Block Grant (CDBG) - \$5,291,711.00 plus \$442,796.00 (Program Income); HOME Investment Partnership (HOME) -\$2,406,629.00 plus \$1,008,699.00 (Program Income); and Emergency Solutions Grant (ESG) \$446,246.00 plus \$446,246.00 (Matching Funds). All of these grant programs are administered by the U.S. Department of Housing and Urban Development (HUD).

CR-021-2023 is available for viewing on the County Council's Legislative/Zoning Information System (LZIS) at: $\frac{https://pgccouncil.us/LZIS}{https://pgccouncil.us/LZIS}$

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: 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 <u>will not</u> 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.

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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

Donna J. Brown Clerk of the Council

ATTEST:

(3-30,4-6)144246

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as 14619 Turner Wootton Pkwy, Upper Marlboro, MD 20774-8694

By virtue of the power and authority contained in a Deed of Trust from AŇTONIO JERMAINE REYNOLDS and DAMIEN CHRISTOPHER HUDSON, dated August 7, 2018 and recorded in Liber 41277 at Folio 342 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023

AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

Lot Numbered Twenty Nine (29), in Block Lettered "A" in the subdivision known as "PLAT FIVE, OAK CREEK CLUB, DEER RUN" as per plat recorded at Plat Book REP 202 at Plat No 98, among the Land Records of Prince George's County, Maryland, Being in the 7th Election District of said county

Subject to a lien for water and sewer facilities charges (private front foot utility benefit assessments) imposed by OAK CREEK CLUB COR-PORATION, a Maryland Corporation, for the benefit of MONT-GOMERY INVESTMENTS LLLP pursuant to a Declaration of Deferred Water and Sewer Facilities Charges (Oak Creek Club Subdivision) recorded among the Land Records Prince George's County, Maryland in Liber 21851, at folio 106, et seq, and any amendments and/or supplements thereto.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS

TERMS OF SALE: A deposit of \$32,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

144195

(3-30,4-6,4-13)

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 5017 Quincy Street, Bladensburg, MD 20710

By virtue of the power and authority contained in a Deed of Trust from KOLAWOLE SAHEED, dated February 19, 2010 and recorded in Liber 31521 at Folio 035 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023

AT 3:05 P.M.

all that property described in said Deed of Trust as follows:

Lot numbered One (1) in Block lettered "A", in the subdivision known as "Bladensburg by the Park", as per plat thereof recorded in Plat Book VJ 163 at Plat 81 among the Land Records of Prince George's County, Maryland; Being in the 2nd Election District.

AND BEING the same property conveyed to Federal National Mortgage Association by virtue of a Deed from Howard N. Bierman, Jacob Geesing, and Carrie M. Ward dated April 3, 2009 and recorded April 9, 2009 in Liber 30516 at Folio 289, among the aforesaid land records.

Tax ID Number: 02-0157925

Said property is improved by A Dwelling and Is SOLD IN "AS IS

TERMS OF SALE: A deposit of \$9,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided

LEGALS

by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

144196

(3-30,4-6,4-13)

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 1113 WILBERFORCE CT, CAPITOL HEIGHTS, MD 20743

By virtue of the power and authority contained in a Deed of Trust from SAMANTHA L. LEACH and EUGENE C. LEACH, dated July 24, 2009 and recorded in Liber 30921 at Folio 601 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023

AT 3:10 P.M.

all that property described in said Deed of Trust as follows:

BEING KNOWN AND DESIGNATED As Lot No. 18, as shown on the plat entitled "LOTS 1 THROUGH 24, PARCEL A, LINCOLNSHIRE" (the "Property") which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book REP No. 213, folio 13.

TOGETHER WITH the right to use the bed of Wilberforce Court in Common with others entitled therein for ingress, egress and regress from or to Karen Boulevard, a public highway.

BEING the same parcel of ground which by Deed of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Prince George's, was granted and conveyed by NVR, Inc. unto Eugene C. Leach and Samantha L. Leach, the within named borrowers, in fee simple.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.00% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees "plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

144197

(3-30,4-6,4-13)

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

Upper Marlboro, Maryland 20773

In The Estate Of: ANNIE WINSTON ROBINSON Estate No.: 126333

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 17, 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

144176 (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: LINDA DIANE SMITH Estate No.: 121361

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 17, 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

(3-23,3-30) 144177

144184

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 616 FERNLEAF AVENUE, CAPITOL HEIGHTS, MD 20743

By virtue of the power and authority contained in a Deed of Trust from VALARIE BRYAÑT, dated May 31, 2018 and recorded in Liber 40987 at Folio 290 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex,

FRIDAY, APRIL 14, 2023

AT 3:15 P.M.

all that property described in said Deed of Trust as follows:

Upper Marlboro, Maryland on

Lots numbered Seventeen (17) and Eighteen (18), in Block lettered "E", in the subdivision known as "Section No 1, CARMODY HILLS", as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book SHD 3 at Plat 10

BEING the same property conveyed by Deed dated November 14, 2017, and recorded on December 13, 2018, in Liber 40355 at folio 188, among the Land Records of Prince George's County, Maryland

Property address 616 Fernleaf Avenue, Capitol Heights, MD 20743

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION" $\,$

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 2.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees "plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by pur-chaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made

to the real property. In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

144198

(3-30,4-6,4-13)

LEGALS

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

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

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

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 the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all 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

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

LM File No.: 1660-00004-Mcghie

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

ORDER OF PUBLICATION

Clayton Mcghie,

vs.

Plaintiff,

Albert Wesley Courtney; Fay Elaine Courtney; Prince George's County, Maryland; any and all unknown owners of the property and premises 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 Washington, 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, Mary-

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 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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

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 Representative of the estate of Willie M Dixon who died on December 9, 2022 with a will.

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

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

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

144135

PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 128030

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

ORDER OF PUBLICATION

NICOLE ZIMMERMAN Plaintiff

HAROLD LEIGH 11615 Cheltenham Road Upper Marlboro, Maryland 20772

and

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

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

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

and

CARRIE WARD

4520 East West Highway, Suite 200 Bethesda, Maryland 20814

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

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

Largo, Maryland 20774

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

Baltimore, Maryland 21202

All persons that have or claim to have any interest in the property de-

Account No. 04-0256198

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

Described as 4600 Acres

Duley Road, Upper Marlboro, MD Defendants

Address of 000000 Cheltenham

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

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

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

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

LEGALS

CARMEN PATRICIA ZABALA 2008 COUNTY ROAD

DISTRICT HEIGHTS, MD 20747

ORDER OF PUBLICATION

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

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, Ordered, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interesting in the property to appear in this Court 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

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,

Defendants.

Lester Poretsky et al.

In the Circuit Court for Prince George's County 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

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) 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, 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 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,

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000922 (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 Plat 4 Parcel C L 5863 F 234 13.8900 Acres. Farmington Woods Asset \$72,500 Lib 06070 Fl 775 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, Mary-

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having circulation 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 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

The testate and intestate successors

Clayton Mcghie,

Plaintiff,

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, 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,

Defendants

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

True Copy—Test: Mahasin El Amin, Clerk

144159 (3-23,3-30,4-6)

LEGALS

LM File No.: 1660-00003-Mcghie

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

ORDER OF PUBLICATION

Clayton Mcghie,

Plaintiff, vs.

LBJ Properties, Inc.; Prince George's County, Maryland; any and all unknown 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 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

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

Rd, Brandywine, Maryland 20613,

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 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, Mary-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

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

plaintiff a title free and clear of all

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

144156

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

LM File No.: 1660-00005-Mcghie

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

ORDER OF PUBLICATION

Clayton Mcghie, 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

Defendants.

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

lot on Fairhaven Ave., Upper Marl-

boro, MD 20772,

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, Mary-

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

MAHASIN EL AMIN Clerk of the Circuit Court for

Prince George's County, Maryland

encumbrances.

<u>144158</u>

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

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 Delenore 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

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

Further information can be ob-

tained by reviewing the estate file in

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

CERETA A. LEE

144134

REGISTER OF WILLS FOR

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127840

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

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 Avenue #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 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 representative or the attorney.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates: 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 (3-23,3-30,4-6) 144181

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 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 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

(3-23,3-30) 144178

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

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

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

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

> PAULINE PERRY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

144182

Estate No. 128295 (3-23,3-30,4-6)

NOTICE

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

Plaintiffs

Kevin L. Smith

Defendant

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

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 property 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)<u>144152</u>

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 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.

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

(3-23,3-30) 144179

NOTICE

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

Substitute Trustees/ Plaintiffs.

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

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

(3-16,3-23,3-30) 144123

NOTICE

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

Substitute Trustees/

7029 Migliori Court District Heights, MD 20747 Defendant(s). In the Circuit Court for Prince

George's County, Maryland

DELORES S. THOMPSON

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 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: Mahasin El Amin, Clerk

144124 (3-16,3-23,3-30)

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. <u>Contract Documents</u>

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. <u>Project Description</u>:

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:

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/CostClassKev. asp)

The approximate quantities for major items of work involved are as fol-

Item			
No.	<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 Barriers
6013	300	EA	Furnish and Install Reflective Delineators on Existing 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
(01/	_	TC A	Demonstrate Indianation Town A Coloradia A Track's

Remove and Replace Type A Galvanized Traffic Barrier End Treatment: STD 605.01 6016 5 EΑ Furnish and Install Type B Galvanized Traffic 6017 5 EA Barrier End Treatment: STD 605.02 6018 5 Remove and Replace Type B Galvanized Traffic EΑ Barrier End Treatment : STD 605.02 6019 10 EA Furnish and Install Type C Galvanized Traffic Barrier End Treatment: STD 605.03 Remove and Replace Type C Galvanized Traffic Barrier End Treatment : STD 605.036020 10 EΑ 6021 10 Furnish and Install Type D Galvanized Traffic EΑ Barrier End Treatment: STD 605.05 6022 10 EA Remove and Replace Type D Galvanized Traffic Barrier End Treatment: STD 605.05 6023 5 Furnish and Install Type K Galvanized Traffic EΑ 5 EA

Barrier End Treatment with Option 1 Anchorage 6024 Remove and Replace Type K Galvanized Traffic Barrier End Treatment with Option 1 Anchorage : STD 605.10 6025 Furnish and Install Type K Galvanized Traffic 5 EΑ Barrier End Treatment with Option 2 or 3 Anchorage: STD 605.10.01 Remove and Replace Type K Galvanized Traffic 6026 5 EΑ Barrier End Treatment with Option 2 or 3 Anchorage: STD 605.10.01 6027 20 Remove and Dispose Existing Traffic Barrier EΑ End Treatment Any Type. Remove and Replace Traffic Barrier W Beam 6028 20 End Section: STD 605.20 Furnish & Install 4-Foot high Galvanized Chain 6029 1000

Furnish & Install 6-Foot high Galvanized Chain 6030 500 Link Fence 100 Furnish & Install 8-Foot high Galvanized Chain 6031 Link Fence 6032 300 Furnish & Install 4-Foot high Galvanized Chain Link Fence with Black Bonded Vinyl Coating

6033 500 Furnish & Install 6-Foot high Galvanized Chain Link Fence with Black Bonded Vinyl Coating 6034 100 Furnish & Install 8-Foot high Galvanized Chain Link Fence with Black Bonded Vinyl Coating 6035 50 EΑ Furnish & Install Terminal Post for 4-Foot high Galvanized Chain Link Fence 6036 Furnish & Install Terminal Post for 6-Foot high 50 EΑ Galvanized Chain Link Fence

6037 20 Furnish & Install Terminal Post for 8-Foot high EΑ Galvanized Chain Link Fence 6038 20 Furnish & Install Terminal Post for 4-Foot high Galvanized Chain Link Fence with Black **Bonded Vinyl Coating**

6039 Furnish & Install Terminal Post for 6-Foot high 40 EΑ Galvanized Chain Link Fence with Black Bonded Vinyl Coating Furnish & Install Terminal Post for 8-Foot high 6040 5

Galvanized Chain Link Fence with Black Bonded Vinyl Coating 6041 5 EΑ Furnish & Install 6-Foot Gate for 4-Foot high Galvanized Chain Link Fence 3 EA Furnish & Install 12-Foot Gate for 6-Foot high

6042 Galvanized Chain Link Fence 6043 2 Furnish & Install 12-Foot Gate for 8-Foot high Galvanized Chain Link Fence 2 Furnish & Install 12-Foot Gate for 6-Foot high 6044

Galvanized Chain Link Fence with Black Bonded Vinyl Coating Furnish & Install 12-Foot Gate for 8-Foot high 6045 EΑ Galvanized Chain Link Fence with Black Bonded Vinyl Coating Remove & Dispose Off Chain Link Fence, All

6046 500 LF

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

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.

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

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. <u>Unbalanced bid</u>. 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 $\frac{1}{https://us05web.zoom.us/j/84196418090?pwd} = vRLbnpiK3FMOG8yMU$ 96cWdMU3hkdz09 MeetingID:84196418090 Passcode: tvvXB7

> By Authority of Angela D. Alsobrooks County Executive

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

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 177 on March 27, 2023 amended Article 400 of the City of Laurel Charter to add Section. 469, to be entitled, "Director of the Department of Community Resources and Emergency Management," as follows:

Charter Resolution No. 177

CHARTER AMENDMENT:

144125

Section. 469. Director of the Department of Community Resources and Emer-

(a) There shall be a Director of the Department of Community Resources and Emergency Management that will also serve as the emergency manager appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Community Resources and Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b)The Director of the Department of Community Resources and Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

The date of adoption of this Charter Resolution is the 27th day of March, 2023, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 16th day of May, 2023 unless on or before the 6th day of May, 2023, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website https://www.cityoflaurel.org/clerk/notices/public-notice or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

144250 (3-30,4-6,4-13,4-20)

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

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

By virtue of the power and authority contained in a Deed of Trust from Tonia Gray and Jerome Gray, dated July 19, 2005, and recorded in Liber 23101 at folio 542 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

115 STAN FEY DRIVE

UPPER MARLBORO, MARYLAND 20774

APRIL 18, 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

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 disretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-603273

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

144251 (3-30,4-6,4-13)

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE **IMPROVED REAL ESTATE** Improved by premises known as 3861 ST BARNABAS RD, #104, SUITLAND, MD 20746

By virtue of the power and authority contained in a Deed of Trust from JOSEPH A. KEARNEY dated May 25, 2001 and recorded in Liber 14711 at Folio 009 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023

AT 3:20 P.M. all that property described in said Deed of Trust as follows:

Condominium Unit numbered and lettered 3681, T-104 in the subdivision known as "MARLOW TOWERS CONDOMINIUM", as established pursuant to Condominium Master Deed made by Marlow Madison Condominium Limited Partnership, a Limited partnership, organized and exiting under the laws of the State of Maryland, dated September 15, 1972 and recorded among the Land Records of Prince George's County, Maryland in Liber 4127 at Folio 366, and pursuant to the Plats and Plans for Marlow Towers Condominium, described in said Master Deed, recorded among the Land Records of said County and State, in Condominium Plan Book 79 as Plats numbered 82 thru 100 inclusive, and Condominium Plan Book 81 as Plats numbered 1 thru 15 inclusive. Said Property being located in the 6th Election District.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$5,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 6.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ÉRICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

144199

(3-30,4-6,4-13)

Call 301-627-0900 for a quote.

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 represen-tative or the attorney.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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

144132

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 128355

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

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 Caltan Polymer and Caltan Polymer and Caltan Polymer and Polymer and Caltan Polymer and C Felton B Scruggs 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 represen-tative or the attorney.

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

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

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

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

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

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. 128264 (3-16,3-23,3-30) 144133

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as

1807 Nova Avenue, Capitol Heights, MD 20743

By virtue of the power and authority contained in a Deed of Trust from BEKRE A. KASSEGN, dated November 17, 2017 and recorded in Liber 40512 at Folio 361 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023 AT 3:25 P.M.

all that property described in said Deed of Trust as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS

All those pieces of or parcels of Lots 3 and 4, Block F, Cedar Valley, Prince George's County, Maryland, as per plat thereof recorded in Plat in Plat Book BB 12 at Folio 19, more particularly described as follows

Beginning at a point in the northerly line of 52nd Avenue, north 77 degrees 55 minutes 30 seconds East 5 feet from the dividing line between Lots 2 and 3, and northerly line of 52nd Avenue and running, thence across Lot 3, North 12 degrees 4 minutes 30 seconds West 58 Feet to a point, thence across Lot 3, North 12 degrees 4 minutes 30 seconds West 58 feet to a point thence north 33 degrees 50 minutes 20 seconds West 57 46 (erroneously shown as 57, 46) feet to a point in the northerly line of Lot 3 and thence along said northerly line north 77 degrees 55 minutes 30 seconds east 30 98 feet to a point, thence across Lots 3 and 4 South 17 degrees 39 minutes East 69 31 feet to a point, thence South 12 degrees 04 minutes 30 seconds East 55 feet to a point in the northerly line of 52nd Avenue, thence along said northerly line of 52nd Avenue South 77 degrees 55 minutes 30 seconds West 50 feet to the point of beginning, containing 5,000 50 square feet as per survey by Paramount Engineering Company, Dated June 23, 1950, an re-certified September 28, 1950 Being in the 6th Election District, Being the same property conveyed to Mary Thelma Sprouse in deed recorded in Liber 1308, Folio 8 Being assessed as 5,162 00 square feet

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by pur-

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ÉRICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer 14804 Main Street Upper Marlboro, MD 20772 Phone#: 301-627-1002 Auctioneer's Number # A00116

(3-30,4-6,4-13)144200

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Fax 301-627-6260

LEGALS

TOWN OF CHEVERLY NOTICE OF PASSAGE OF ORDINANCE – 2023-02 **CONCERNING AMENDING CODE SECTION 1-1. - SALARIES**

Notice is hereby given that on April 13, 2023, the Council of The Mayor and Town Council of Cheverly (the "Town") will have the final reader and vote to adopt ORDINANCE-2023-02 at the Town Meeting. The title of the Ordinance, which constitutes a fair summary thereof, is as follows

AN ORDINANCE WHEREAS THE TOWN COUNCIL INCREASES THE

SALARIES OF THE MAYOR AND COUNCILMEMBERS TO TAKE EF-

FECT AFTER THE NEXT ELECTION BY REPEALING, RE-ENACTING,

AND AMENDING SECTION 1.1 OF CHAPTER 1 OF THE TOWN CODE Pursuant to Section C-10(D) of the Town Charter, the Mayor and Council are entitled to receive a salary for their service. The current salaries of the Mayor and Council have been the same since 2006. Section C-10(D) of the Charter also authorizes the Mayor and Council to revise the salaries by ordinance, so long as the salaries do not take effect during the term for which they were elected After researching salaries of elected officials in other municipalities in Prince George's County, the Mayor and Council have determined the cur-

rent salaries in place are in need of revision to bring the amounts more in line with similarly sized municipalities. The Mayor and Council have determined that the salary of the mayor shall be increased to \$8,500.00, and the salary for each council member shall be \$7,000.00.

The Mayor and Council believe these salary increases for future members of the Mayor and Council are in the best interests of the Town of Cheverly.

The Ordinance will become effective at the expiration of thirty (30) calendar days after its passage. Pursuant to Section C-16.D.2. of the Town Charter, the Ordinance is not subject to petition to referendum. The Ordinance may be inspected Monday-Friday (except holidays), 9-5, at the office of the Town Clerk in Town Hall, 6401 Forest Road, Cheverly, Maryland 20785; (301) 773-

144226 (3-30,4-6)

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