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Legal Record*

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

PEARLINE JONES
4109 Beachcraft Court
Temple Hills, MD 20748
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-28440**

Notice is hereby given this 28th 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 4109 Beachcraft Court, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$278,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144254 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIAM H. DAVIS, III
(DECEASED)
1 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)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

GLORIA T. BELL AKA GLORIA T.
SILAS (DECEASED)
12707 Thrus Place
Upper Marlboro, MD 20772
Defendant(s).

**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 property mentioned in these proceedings and described as 12707 Thrus 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)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

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-22-00033**

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, 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)

LEGALS

NOTICE

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

vs.

Charles B. Squire and
Estate of Kathy D. Squire
Defendants

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

CIVIL NO. C-16-CV-22-000162

ORDERED, this 29th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7302 Flag Harbor Drive, District Heights, Maryland 20747 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 1st day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of May, 2023, next.

The report states the amount of sale to be \$209,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144255 (4-6,4-13,4-20)

LEGALS

**NOTICE
Ordinance 2023-01 Budget Amendment &
Ordinance 2023-02 Elections**

On March 28, 2023 The Board of Commissioners for the Town of Upper Marlboro approved Ordinance 2023-01: AN ORDINANCE RELATING TO ADOPTING AND APPROVING BUDGET AMENDMENTS FOR THE FISCAL YEAR 2023 BUDGET & Ordinance 2023-02: AN ORDINANCE TO REGULATE AND PROVIDE FOR THE CONDUCT OF VOTER REGISTRATION, MAINTENANCE OF RECORDS, CONDUCT OF ELECTIONS, CERTIFICATION OF ELECTION RESULTS, AND PENALTIES RELATED THERETO; AND GENERALLY RELATING TO TOWN ELECTION. Copies are available at Town Hall, 14211 School Lane Upper Marlboro, Maryland 20772 and online at www.UpperMarlboroMD.gov.

– Town of Upper Marlboro; By John David Hoatson, Town Clerk.

144257 (4-6)

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. – Request 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 summoned 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 RR 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 license, which may include other violation(s) identified at the hearing.

4. 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 summoned 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 summoned 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 Dorer 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 summoned 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 BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the

Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
March 19, 2023

144217 (3-30,4-6)

LEGALS

ORDER OF PUBLICATION

Miyonna Campbell,
Plaintiff

vs.

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

And

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 Value: \$35,000.00; and Assessed to: Willie E. Montgomery; Property ID: 18-2024214,

**In the Circuit Court for
Prince George's County, Maryland
Civil Action No.
C-16-CV-22-00078**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

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 expired.

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 in this 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, MD

True Copy—Test:
Mahasin El Amin, Clerk
144210 (3-30,4-6,4-13)

Call 301-627-0900
for a quote.

LEGALS

NOTICE

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

v.

William D. Stammer, Jr.,
a/k/a William Dean Stammer Jr.

AND

Irena H. Stammer,
n/k/a Irena Lois Hayner

9702 Tiberias Drive
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000127**

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 mentioned in these proceedings, made and reported, 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 published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 17th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$381,585.94. The property sold herein is known as 9702 Tiberias Drive, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144294 (4-6,4-13,4-20)

LEGALS

ORDER OF PUBLICATION

FRANCISCO BERMUDEZ

v.

MTM BUILDER DEVELOPER,
INC.
A/K/A MTM BUILDER/DEVELOPER, INC.
SERVE ON: GARTH BEALL, Reg. Agt.

AND

STATE OF MARYLAND
SERVE ON: BRIAN FROSH,
ATTORNEY GENERAL

AND

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:)

10400 ARETHUSA LANE
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY,
MARYLAND
SERVE ON: RHONDA L. WEAVER,
COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE
PROPERTY:

10400 ARETHUSA LANE
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

Defendant(s)

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
C-16-CV-23-001362**

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

All that property in Prince George's County described as: 20,029.0000 Sq.Ft., Melwood Springs - P Lot 28 BLK A, Assmt \$6,867, Lib 00000, F1 000, tax account no. 15-1762723, and assessed to MTM Builder Developer, Inc

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

It is thereupon this 27th 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 on or before the 21st day of April, 2023, warning all persons interested in the property to appear in this Court by the 30th day of May, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144253 (4-6,4-13,4-20)

LEGALS

NOTICE

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

v.

Andre Batts
6518 Columbia Terrace
Landover, MD 20785
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000918**

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 mentioned in these proceedings, made and reported, 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 published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 17th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$208,000.00. The property sold herein is known as 6518 Columbia Terrace, Landover, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144293 (4-6,4-13,4-20)

Michelle D. Lee, Esquire
Law Office of Brian Gormley, LLC
10605 Concord St, Ste 420
Kensington, MD 20895
240-530-8018

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD RICKETTS

Notice is given that Brian Gormley, whose address is 10605 Concord St, Ste 420, Kensington, MD 20895, was on March 13, 2023 appointed Personal Representative of the estate of Edward Ricketts, who died on July 31, 2020 without a will.

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

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

BRIAN GORMLEY
Personal Representative

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

Estate No. 128511

144284 (4-6,4-13,4-20)

THIS COULD BE
YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

Jeffrey A Kolender
4800 Hampden Lane Floor 6
Chevy Chase, MD 20814
301-951-9340

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA LING-YUN YAO
AKA: LINDA L YAO

Notice is given that Lynne Pei-Lan Yao, whose address is 9511 Columbia Blvd, Silver Spring, MD 20910, and Stephen Shan-Chang Yao, whose address is 1 Cobblestone Lane, Westford, MA 01886, and Vivian Pei-Wen Yao, whose address is 12717 N. Commons Way, Potomac, MD 20854, were on March 24, 2023 appointed Co-Personal Representatives of the estate of Linda Ling-Yun Yao, AKA: Linda L Yao who died on September 27, 2022 with a will.

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

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

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

LEGALS

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**

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 \$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. 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 #: 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

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

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 dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,300.00 by 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 #: 458915)

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



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

144161 (3-23,3-30,4-6)

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 dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,000.00 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 #: 422098)

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



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

144201 (3-30,4-6,4-13)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JENNIFER Y GATSON**

Notice is given that Antwan Dickerson, whose address is 3009 Lumar Drive, Fort Washington, MD 20744, was on February 15, 2023 appointed personal representative of the small estate of Jennifer Y Gatson, who died on August 19, 2021 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

ANTWAN DICKERSON
Personal Representative

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

Estate No. 127901
144266 (4-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NICOLAS RODRIGUEZ SILVA**

Notice is given that Walner Rodriguez, whose address is 3004 Sunset Lane, Suitland, MD 20746, was on February 10, 2023 appointed personal representative of the small estate of Nicolas Rodriguez Silva, who died on January 18, 2023 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

WALNER RODRIGUEZ
Personal Representative

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

Estate No. 128133
144267 (4-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LEE A THOMAS**

Notice is given that Ernest C. Thomas, whose address is 10226 Prince Place, #308, Largo, MD 20774, was on February 13, 2023 appointed personal representative of the small estate of Lee A Thomas, who died on December 20, 2022 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

ERNEST C. THOMAS
Personal Representative

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

Estate No. 127822
144268 (4-6)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLORIA ANN ARCHIBALD**

Notice is given that Kenneth Lee Archibald, whose address is 6200 Westchester Park Drive Apt 1110, College Park, MD 20740, was on February 8, 2023 appointed personal representative of the small estate of Gloria Ann Archibald, who died on November 19, 2017 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

KENNETH LEE ARCHIBALD
Personal Representative

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

Estate No. 109356
144269 (4-6)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CLARENCE LEVESQUE**

Notice is given that Christian P Levesque, whose address is 5421 Staples Lane, Woodbridge, VA 22193, was on January 9, 2023 appointed personal representative of the small estate of Clarence Levesque, who died on October 21, 2022 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

CHRISTIAN P LEVESQUE
Personal Representative

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

Estate No. 127452
144270 (4-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BENJAMIN DWIGHT EXUM JR**

Notice is given that Dominique Jones, whose address is 3951 Snipes Court, Lilburn, GA 30047, was on March 9, 2023 appointed personal representative of the small estate of Benjamin Dwight Exum Jr, who died on August 22, 2022 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

DOMINIQUE JONES
Personal Representative

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

Estate No. 127720
144271 (4-6)

LEGALS

NOTICE OF PUBLIC HEARING ON THE PRINCE GEORGE’S COUNTY DRAFT FISCAL YEAR (FY) 2024 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, April 18, 2023
Time: 5:00PM

Location: Council Hearing Room, Wayne K. Curry Administration Building
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Please check the Prince George’s County Council website at <https://pgccouncil.us/> and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during County Fiscal Year (FY) 2024 to address priority needs and specific objectives identified in the FY 2021-2025 Consolidated Plan. The FY 2024 Annual Action Plan also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

A copy of the FY 2024 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County’s website: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, or can be mailed upon request by contacting DHCD at 301-883-5540.

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>. Please note that **written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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

Sign Language for the hearing impaired and interpretive services can be made available. To request these services, contact DHCD at (301) 883-5540 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the FY 2024 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: April 6, 2023

144297 (4-6)

LEGALS

AVISO DE AUDIENCIA PÚBLICA SOBRE EL BORRADOR DEL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL (FY) 2024 PARA VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE

Fecha: martes, 18 de Abril de 2023
Hora: 5:00PM

Ubicación: Sala de Audiencias del Consejo, Edificio de Administración Wayne K. Curry
1301 McCormick Drive, Largo, MD 20774
<https://pgccouncil.us/LIVE>

*Consulte el sitio web del Consejo del Condado de Prince George en <https://pgccouncil.us/> y/o el enlace anterior para obtener actualizaciones sobre la fecha, la hora, la agenda y la oportunidad de comentar.

El Plan de Acción Anual para Vivienda y Desarrollo Comunitario es una estrategia integral que describe acciones, actividades y programas que se llevarán a cabo durante el Año Fiscal del Condado (FY) 2024 para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan Consolidado FY 2021-2025. El Plan de Acción Anual para el año fiscal 2024 también sirve como una solicitud para los siguientes fondos federales: Programa de subvenciones en bloque para el desarrollo comunitario (CDBG), Programa de Asociaciones de Inversión HOME (HOME) y Programa de Subvenciones para Soluciones de Emergencia (ESG).

Una copia del Plan de Acción Anual para el año fiscal 2024 está disponible en el Departamento de Vivienda y Desarrollo Comunitario (DHCD) en 9200 Basil Court, Suite 500, Largo, Maryland 20774, el sitio web del Condado: <http://www.princegeorgescountymd.gov/1039/Plans-Reports>, o puede enviarse por correo a pedido comunicándose con DHCD al 301-883-5540.

El Consejo del Condado de Prince George se reunirá en persona. Para registrarse para hablar o enviar comentarios o testimonio escrito, utilice el portal de comentarios electrónicos del Consejo en: <https://pgccouncil.us/Speak>. Tenga en cuenta que los comentarios escritos deben enviarse antes de las 3:00 p.m. el día ANTES de la reunión. Además, se aceptarán testimonios o comentarios escritos en formato electrónico, en lugar de enviarlos por correo postal. Para aquellos que no puedan usar el portal, los comentarios/la correspondencia escrita pueden enviarse por correo electrónico a: clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública debe completarse antes de las 3:00 p. m. el día ANTES de la reunión. No se aceptarán testimonios ni comentarios a través de las redes sociales o por teléfono/mensaje de correo de voz.

El lenguaje de señas para personas con discapacidad auditiva y los servicios de interpretación pueden estar disponibles. Para solicitar estos servicios, comuníquese con DHCD al (301) 883-5540 o TTY (301) 883-5428. Además, las adaptaciones para personas discapacitadas y personas con problemas de la vista pueden estar disponibles con un aviso razonable al Secretario del Consejo.

Para obtener información adicional sobre el Plan de acción anual para el año fiscal 2024, comuníquese con: Shirley E. Grant, SEGrant@co.pg.md.us.

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

Por Autoridad de:
Aspasia Xypolia, Directora
Departamento de Vivienda y Desarrollo Comunitario
Condado de Prince George
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 6 de Abril de 2023

144298 (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>

6:00 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 public hearing:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2024-2025 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2024-2029

Copies of the proposed budgets are available on the Maryland-National Capital Park and Planning Commission’s website: <http://www.mncppc.org/247/Budget-Office>. Copies of the County Executive’s recommendations are available 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) 952-5178.

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

144299 (4-6,4-13)

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: **4/18/2023.**

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

| | | | |
|-----------------|--------|--|-------------------|
| 2005 HONDA | CIVIC | | JHMES96635S012282 |
| 2013 VOLVO | S60 | | YV1612F55D2189020 |
| 2002 MITSUBISHI | GALANT | | 4A3AA46G82E115770 |
| 2001 MITSUBISHI | GALANT | | 4A3AA46G31E176183 |
| 1986 FORD | F-350 | | 1FDKF37H8GNB33490 |

CHARLEY’S CRANE SERVICE

8913 OLD ARDMORE RD
LANDOVER, MD 207850
PHONE: 301-773-7670

| | | | |
|--------------------|------|----|---------------------------|
| 2003 VOLVO | VNL | | 4V4NC9GH23N345054 |
| 2000 INTERNATIONAL | 3800 | | 1HVBBABN4YH21667 |
| 1989 MACK | RD | MD | E64051D 1M2P198C6KW004984 |

JD TOWING

2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

| | | | | |
|----------------|---------------|----|---------|-------------------|
| 2005 DODGE | GRAND CARABAN | VA | TZG1936 | ID4GP24R15B192350 |
| 2002 CHEVROLET | G1500 | VA | UAE3486 | 1GBFG15R721103422 |
| 2016 NISSAN | ALTIMA | MD | 4EY1460 | 1N4AL3AP8GC212653 |
| 2016 NISSAN | ALTIMA | MD | 1EV6254 | 1N4AL3AP5GN343446 |
| 2005 DODGE | GRAND CARABAN | VA | TZG1936 | ID4GP24R15B192350 |

MCDONALD TOWING

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

| | | | | |
|---------------|----------|----|----------|-------------------|
| 2012 HYUNDAI | SONATA | MD | T0063926 | 5NPEB4AC0CH318515 |
| 2013 NISSAN | MAXIMA | DC | EZ5246 | 1N4AA5AP4DC830761 |
| 2005 TOYOTA | CAMRY | DE | XH597228 | 4T1BE30K15U600390 |
| 1995 DODGE | RAM 2500 | MD | 787443M | 2B6HB21Y15K541898 |
| 1999 CADILLAC | DEVILLE | MD | 07130CK | 1G6KD54Y4XU784702 |

144302 (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>

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 hearings:

COUNCIL BILLS

CB-023-2023 (DR-2) – AN ACT CONCERNING PRINCE GEORGE’S COUNTY RENTAL ASSISTANCE PROGRAM for the purpose of establishing the Prince George’s County Rental Assistance Program and Rental Assistance Fund; providing financial rental assistance to Prince George’s County residents based on AMI level and rent increases; awards shall be eligible for monthly disbursements up to (6) months over the course of a (24) month period; and assistance may be applied for every (2) years.

CB-029-2023 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT FRATERNAL ORDER OF POLICE 112, PRINCE GEORGE’S COUNTY SHERIFFS LODGE INC. for the purpose of amending the labor agreement by and between Prince George’s County, Maryland and the Fraternal Order of Police 112, Prince George’s County Sheriffs Lodge Inc., 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 Board and as amended by the Office of Human Resources Management from time to time.

CB-034-2023 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) 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 Board or as amended 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) 952-5178.

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

144300 (4-6,4-13)

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: **4/17/2023**

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

ALLEYCAT TOWING & RECOVERY

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

| | | | |
|-----------|------------|--|-------------------|
| 1998 FORD | EXPEDITION | | 1FMRU18W6WLA98514 |
|-----------|------------|--|-------------------|

CHARLEY’S CRANE SERVICE

8913 OLD ARDMORE RD
LANDOVER, MD 207850
PHONE: 301-773-7670

| | | | | |
|------------|---------|----|---------|-------------------|
| 2012 DODGE | CHARGER | VA | UHL5403 | 2C3CDXBG1CH201558 |
|------------|---------|----|---------|-------------------|

JD TOWING

2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

| | | | | |
|----------------|----------|----|---------|-------------------|
| 1998 CHEVROLET | CORVETTE | MD | 2EJ4918 | 1G1YY22G2W5101725 |
| 2004 CHEVROLET | IMPALA | VA | UCM8532 | 2G1WH52K349415736 |
| 2004 ACURA | RL | VA | UKG5376 | JH4KA9664C000270 |
| 2007 CHRYSLER | SEBRING | MD | 5EV9916 | 1C3LC56K27N669446 |

MCDONALD TOWING

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

| | | | | |
|----------------|-----------|----|---------|-------------------|
| 2003 CHEVROLET | AVALANCHE | MD | 4D0J137 | 3GNEK13TX3G210656 |
|----------------|-----------|----|---------|-------------------|

144301 (4-6)

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

LEGALS

TOWN OF EDMONSTON, MARYLAND
Request for Bid Proposals
Asphalt Pavement Resurfacing at Crittenden Street
RFP 23-02

The Town of Edmonston, Maryland requests sealed bid proposals for the **Asphalt Pavement Resurfacing at Crittenden Street, RFP 23-02**, as specified in the plans, specifications, drawings and all other contract documents (the "Contract Documents"). A bid bond is required in connection with the submission of a bid proposal.

Bid proposals must be submitted in original only, on the specified forms, in a sealed envelope marked **Asphalt Pavement Resurfacing at Crittenden Street, RFP 23-02**, and delivered to Edmonston Town Hall, 5005 52nd Avenue, Edmonston, 20781, no later than **Tuesday, April 11, 2023 at 2:00 p.m.**, at which time the sealed bids will be opened and read publicly. Award of a contract will be made by the Mayor & Council of the Town of Edmonston, Maryland at their regular scheduled meeting on September 14.

Copies of the Contract Documents may be downloaded from the Town's website at <https://edmonstonmd.gov> If you are unable to obtain the Contract Documents from the website, please contact the Town Administrator at 301-699-8806.

The Town of Edmonston, Maryland is an Equal Opportunity Employer. Discrimination based on age, race, sex, handicap or national origin is expressly prohibited. The Town reserves the right to reject any and all bid proposals and to accept the proposal considered to be in the best interests of the Town.

This is a federally-assisted project subject to federal, state, and local laws and implementation regulations, which include Davis-Bacon wage rates. A list of applicable laws and regulations is contained in the bid package. Additionally, this project has an established goal of 30% of all awarded contracts to approved minority firms.

The contact person for this project is Rod Barnes, Town Administrator, telephone 301-699-8806, FAX 301-699-8203, e-mail: rbarnes@edmonstonmd.gov

144292 (4-6)

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

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

To reclaim your vehicle, please call (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

| YEAR | MAKE | MODEL | VIN |
|------|-----------|-----------|-------------------|
| 2005 | Honda | Civic | 1HGEM22195L047868 |
| 2014 | Dodge | Charger | 2C3CDXBG0EH186912 |
| 2002 | Chevrolet | Avalanche | 3GNEC13T22G319513 |
| 2009 | Toyota | Corolla | 1NXBU40E19Z022042 |
| 2018 | Ford | Fusion | 3FA6P0H7JR276208 |
| 2016 | Chevrolet | Impala | 2G11S539G9143480 |
| 1998 | BMW | 740 | WBAGJ8326WDM13501 |
| 2013 | Cadillac | XTS | 2G61V5S39D9135535 |
| 2001 | BMW | 330I | WBAAV53461FJ63670 |
| 2002 | Mazda | Protege | JM1BJ225021580437 |
| 2004 | Lexus | ES300 | JTHBA30G440001631 |
| 2005 | Toyota | Corolla | 2T1KR32EX5C363251 |
| 2013 | Ford | Taurus | 1FAHP2E80DG156390 |
| 2014 | Kia | Optima | KNAGN4AD1E5062698 |
| 2015 | Chevrolet | Malibu | 1G11C5L6FF305937 |
| 2012 | Chevrolet | Equinox | 2GNALDEK3C1237935 |

144252 (4-6)

LEGALS

Dalia Alezra, Esq.
 124 South Street
 Annapolis, MD 21401
 410-268-9246

Kate P. Pruitt, Esq.
 O'Malley, Miles, Nylen & Gilmore, P.A.
 7850 Walker Drive, #310
 Greenbelt, Maryland 20770
 301-572-7900

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RITA E. MILLER

Notice is given that Joseph Miller, whose address is 8072 Wood Home Circle, Pasadena, MD 21122, was on December 9, 2022 appointed Personal Representative of the estate of Rita E. Miller, who died on September 25, 2022 without a will.

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

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

JOSPEH MILLER
 Personal Representative
 CERETA A. LEE
 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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH M. FELLOWS

Notice is given that Andrew M Fellows, whose address is 5807 Bryn Mawr Road, College Park, MD 20740, was on January 19, 2023 appointed Personal Representative of the estate of Elizabeth M. Fellows who died on August 29, 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 19th 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 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.

ANDREW M. FELLOWS
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127236
 144272 (4-6,4-13,4-20)

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 SUTLAND, 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 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 #: 459477)

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



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

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETHEL LUDELL HALE AKA: ETHEL C. HALE, ETHEL CRAIG HALE

Notice is given that Allen E Hale Sr, whose address is 3001 Branch Ave., Apt T5, Temple Hills, MD 20748, was on February 13, 2023 appointed Personal Representative of the estate of Ethel Ludell Hale, AKA: Ethel C. Hale, Ethel Craig Hale, who died on January 7, 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 13th 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.

ALLEN E HALE SR
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 128025
 144286 (4-6,4-13,4-20)

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

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

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

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

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
 Estate No. 122223
 144238 (3-30,4-6,4-13)

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, 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 #: 459410)

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



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

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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.

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 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.

RHONDA E POLES
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. BOX 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 128141
 144240 (3-30,4-6,4-13)

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 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.

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
 Estate No. 124804
 144237 (3-30,4-6,4-13)



LEGALS

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 Rogério 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 dwelling.

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George’s County. At the Substitute Trustees’ discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer 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 #: 459573)

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



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

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

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 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 10:42 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 \$21,000.00 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 #: 459420)

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



908 York Road • Towson, MD 21204 • 410.828.4838
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144205 (3-30,4-6,4-13)

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 Verniel 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 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 #: 458826)

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



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www.alexcooper.com

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

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION

NOTICE OF INTENT TO ISSUE PART 70 OPERATING PERMIT, OPPORTUNITY TO SUBMIT WRITTEN COMMENTS OR TO REQUEST A PUBLIC HEARING

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of the application for a renewal Part 70 Operating Permit submitted by the Brown Station Road Landfill, located in Upper Marlboro, MD. The facility includes a landfill gas control system, leachate control system, flare system, and boilers.

The applicant is represented by:

Ms. Marilyn E. Naumann, C.P.M., Associate Director
Waste Management Division of the Prince George’s County
Department of the Environment
3500 Brown Station Road
Upper Marlboro, MD, 20774

The Department has prepared a draft Part 70 Operating Permit for review and is now ready to receive public comment. A docket containing the application, draft permit, and supporting documentation is available for review on the Department’s website, under the Air Quality Permitting Page’s Title V link under “Draft Title V Permits” and may be viewed here: <https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/title5draftpermits>

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request is representing; and
- 3) The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request.

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey via email at Shannon.heafey@maryland.gov or by post at Air Quality Permits Program, Air and Radiation Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720. Further information may be obtained by calling Ms. Shannon Heafey at (410) 537-4433.

144296 (4-6)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MANUEL DE JESUS MORAN FIGUEROA**

Notice is given that Ines Marin Morales, whose address is 6917 Dudley Ave, Oxon Hill, MD 20745, was on February 14, 2023 appointed Personal Representative of the estate of **MANUEL DE JESUS MORAN FIGUEROA**, who died on October 2, 2022 without a will. There was a prior small estate proceeding.

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 14th 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.

INES MARIN MORALES
Personal Representative

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

Estate No. 127383
144287 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN J HARPER AKA: HELEN JUANITA JACKSON HARPER**

Notice is given that Donna L. Starkey, whose address is 4010 Winchester Lane, Bowie, MD 20715, was on February 15, 2023 appointed Personal Representative of the estate of **Helen J Harper AKA: Helen Juanita Jackson Harper** who died on January 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 15th 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.

DONNA L STARKEY
Personal Representative

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

Estate No. 128018
144278 (4-6,4-13,4-20)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JUDITH ANN JACKSON**

Notice is given that Scott Thomas Jackson, whose address is 110 Moreland Avenue SE, Unit C, Atlanta, GA 30316, and Kelly Lynn Jackson whose address is 953 Fairmount Avenue, Towson, MD 21204, were on January 5, 2023 appointed Co-Personal Representatives of the estate of **Judith Ann Jackson** who died on October 27, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of July, 2023.

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

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

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

SCOTT THOMAS JACKSON
KELLY LYNN JACKSON
Co-Personal Representatives

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

Estate No. 127511
144280 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MILDRED GREENWELL**

Notice is given that Angela Delle, whose address is 18228 181st Circle S, Boca Raton, FL 33498, was on February 22, 2023 appointed Personal Representative of the estate of **Mildred Greenwell**, who died on November 21, 2022 without a will.

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

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

ANGELA DELLE
Personal Representative

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

Estate No. 127482
144289 (4-6,4-13,4-20)

LEGALS

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 technical 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 provisions.

CB-020-2023 AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed 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 of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

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 BARGAINING AGREEMENT - DEPUTY SHERIFF'S ASSOCIATION OF PRINCE GEORGE'S COUNTY, INC. (CIVILIAN UNITS) for the purpose 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 Board.

CB-028-2023 AN ACT CONCERNING COLLECTIVE BARGAINING 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) 952-5178.

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.

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:
Donna J. Brown
Clerk of the Council

144244 (3-30,4-6)

LEGALS

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 website: <https://www.wsscwater.com/budget>. Copies of the County Executive's recommendations are available 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) 952-5178.

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

144245 (3-30,4-6)

LEGALS

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

144243 (3-30,4-6)

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 EFFECT 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 current 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) 773-8360.

144226 (3-30,4-6)

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 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 \$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 #: 459200)

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

 **ALEX COOPER**
auctioneers

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

144208 (3-30,4-6,4-13)

NOTICE

Aaron D. Neal, et al
Plaintiffs/Substitute Trustees

v.
Equity Partners Real Estate
Investments, LLC

Defendant

**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. Neal, Justin P. Fasano and Michael L. Brown, Substitute Trustees, be ratified and confirmed, unless cause to the contrary be shown on or before the 17th day of April, 2023, provided that a copy of this Notice be inserted in the Prince George's Post once in each of three successive weeks on or before the 17th day of April, 2023. Said property was sold by the Substitute Trustee at public auction on March 7, 2023 at a price of \$230,000.00.

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

144183 (3-23,3-30,4-6)

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

JUAN CARLOS WILLIS
Personal Representative

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

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

LEGALS

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

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
JACOB THOMAS JOHNSON
Estate No.: 126182

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Federal Home Loan Mortgage Corp. C/O Orlans PC 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 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

144233 (3-30,4-6)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Donald Proctor
Plaintiffs
vs.
Defendant

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

CIVIL NO. C-16-CV-23-000511

ORDERED, this 31st day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7147 Donnell Pl Unit D1, District Heights, Maryland 20747 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 1st day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of May, 2023, next.

The report states the amount of sale to be \$88,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144295 (4-6,4-13,4-20)

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 above estate:

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

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

144232 (3-30,4-6)

LEGALS

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
vs.
Substitute Trustees/
Plaintiffs,

JOHN V. EDA
578 Wilson Bridge Drive
Unit A1
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 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 \$70,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144211 (3-30,4-6,4-13)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
vs.
Substitute Trustees/
Plaintiffs,

HOWARD J BRADBERRY
(DECEASED)
LOUISE MAE BRADBERRY
(DECEASED)
925 Montgomery Street
Laurel, MD 20707
Defendant(s).

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

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 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 \$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

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
vs.
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 El Amin, Clerk

144213 (3-30,4-6,4-13)

LEGALS

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
vs.
Substitute Trustees/
Plaintiffs,

MADECCIA F. LOVETT-SAMPSON
TIMOTHY SAMPSON
13808 Chestnut Oak Lane
Brandywine, MD 20613
Defendant(s).

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 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 \$663,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144215 (3-30,4-6,4-13)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CASSANDRA WIGGINS

Notice is given that Natalie Wiggins, whose address is 6414 White Oak Avenue, Camp Springs, MD 20748, was on February 23, 2023 appointed Personal Representative of the estate of Cassandra Wiggins, who died on January 2, 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 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 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.

NATALIE WIGGINS
Personal Representative

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

Estate No. 128155

144285 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VERONA GILL

Notice is given that Chieyen Meachem, whose address is 6700 Belcrest Road, #219, Hyattsville, MD 20782, was on March 27, 2023 appointed Personal Representative of the estate of Verona Gill, who died on August 23, 2022 without a will.

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

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

CHIEYEN MEACHEM
Personal Representative

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

Estate No. 126993

144288 (4-6,4-13,4-20)

LEGALS

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
vs.
Substitute Trustees/
Plaintiffs,

INDIA M. TAYLOR
8481 Greenbelt Road
Unit T1
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 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 \$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)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GARY K MAR

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on March 14, 2023 appointed Personal Representative of the estate of Gary K Mar, who died on March 31, 2022 without a will.

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

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

PERRY J BECKER
Personal Representative

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

Estate No. 125031

144290 (4-6,4-13,4-20)

NOTICE

JEREMY K. FISHMAN, et al.
vs.
Substitute Trustees

JOSEPH Y. DEPESTRE
MARJORIE DEPESTRE
8418 CUNNINGHAM DR
COLLEGE PARK, MD 20740
Defendant(s)

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

Civil Action No. CAEF 22-25488

Notice is hereby given this 21st 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 8418 CUNNINGHAM DR, COLLEGE PARK, MD 20740, made and reported by Jeremy K. Fishman, Samuel D. Williams, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 21st 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 successive weeks before the 21st day of April, 2023.

The Report of Sale states the amount of the sale to be Three Hundred Ninety Five Thousand One Hundred Seventy Dollars and Fourteen Cents (\$395,170.14).

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

True Copy—Test:
Mahasin El Amin, Clerk

144303 (4-6,4-13,4-20)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

vs.

Safi Dinga
4800 49th Avenue
Hyattsville, MD 20781
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF20-07724

Notice is hereby given this 23rd day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of April, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 24th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$192,000.00. The property sold herein is known as 4800 49th Avenue, Hyattsville, MD 20781.

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

True Copy—Test:
Mahasin El Amin, Clerk

144304 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WALTER PAUL EDWARDS

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, #218, Bowie, MD 20715, was on March 24, 2023 appointed Personal Representative of the estate of Walter Paul Edwards, who died on November 23, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections 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.

PERRY BECKER
Personal Representative

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

Estate No. 117539

144291 (4-6,4-13,4-20)

NOTICE

CARRIE M. WARD, et al.
6003 Executive Blvd., Suite 101
Rockville, MD 20852
vs.
Substitute Trustees/
Plaintiffs,

LILLIE MCGILL
1017 Carrington Avenue
Capitol Heights, MD 20743
Defendant(s).

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

Case No. C-16-CV-22-001237

Notice is hereby given this 27th 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 1017 Carrington Avenue, 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 27th 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 27th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144305 (4-6,4-13,4-20)

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

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

In Re GUARDIANSHIP OF:
KASH GREGORY

vs.

TPR22-0014
CROSS REFERENCE WITH:
CINA 20-0007

NOTICE BY PUBLICATION TO FATHER

To: MARCUS ELDON GREGORY

Relationship:
NATURAL FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR22-0014. All persons who believe themselves to be the parents of a male child born on the 22nd day of September 2016, in Montgomery County, Maryland to Alicia Nicole Britt, natural mother, aged 32 years old at time of birth, and Marcus E. Gregory, natural father, date of birth, September 22nd, 1996, 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

144311 (4-6)

S

LEGALS

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

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 petition has been filed by Martin G. Oliverio 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 11, 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.

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

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

144231 (3-30,4-6)

144236 (3-30,4-6)

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. **Contract Documents**
 Contract documents are only available for download at the following websites
 • eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **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. **Project Description:**
 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. **Minimum Qualifications:**
 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.
<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ClassKey.asp>

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

| Qty | Unit | 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, 0" 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-FREE REFLECTIVE THERMOPLASTIC |
| 600 | LF | CONCRETE CURB AND GUTTER COMBINATION, PGC STD. NO. |
| 600 | LF | REPLACEMENT OF EXISTING CONCRETE CURB AND GUTTER |
| 100 | LF | GALVANIZED METAL TRAFFIC BARRIER WITH BEAM USING 6 FT |
| 100 | LF | REPLACE GALVANIZED METAL TRAFFIC BARRIER WITH 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 | PEDESTRIAN HYBRID (HAWK) SIGNAL |

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

7. **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

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

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

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

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

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

14. 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=R1Z5WlR4QlJlMGI5WlVpS01mSnUzUT09>
 Or join using meeting I.D.: 811 8439 0788 password sLY79m

By Authority of Angela D. Alsobrooks
 County Executive

144216 (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.

| Basin and Number | Development Proposal/ Tax Map Location | Zoning Acres | Existing Category | Requested Category |
|---|---|--------------|-------------------|---|
| Parkway | | | | |
| 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 | 5 | 4 |
| District 1 | | | | |
| 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 | S5 | S3 |
| District 1 | | | | |
| 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 | 104.21 | 6 | 3 |
| District 1 | | | | |
| Western Branch | | | | |
| 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 | 5 | 3 |
| District 4 | | | | |
| 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 | 3.34 | 5 | 3 |
| District 6 | | | | |
| Western Branch | | | | |
| 22/W-06 Norwich Place Property | 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 | 0.8490 | 5 | 3 |
| District 6 | | | | |
| 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 | 1.0 | 5 | 3 |
| District 6 | | | | |
| 22/W-08 301 Gas N Go | Remodel of an existing gas station/convenience store, adding quick service food and beverage; gross floor area not to exceed 5,000 SF | 0.9860 | 5 | Continue use of well and septic systems |
| District 6 | | | | |
| 22/W-09 Carozza Property | 199 TH units with a 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; minimum sales price \$1,900 - \$2,800 monthly rental; and 5-6 retail buildings with minimum floor area of 40,000 - 50,000 SF | 59.932 | 5 | 4 |
| District 9 | | | | |

LEGALS

99 & 100 F-1/2 & A-2/3;
 Parcels 32, 35 and 92

22/W-10
Tucker Property
 One single family detached residence consisting of 3,105 SF of livable space; home to be occupied by the current parcel owners
 118 F-4; Parcel 25

Mattawoman

22/M-04
Buick GMC of Brandywine
 Existing auto dealership seeking to connect to public systems under construction and when available
 154 F-2; Parcel 22

District 9

Countywide Redesignations/Map Amendments/Water/Sewer Connection Confirmations

District 4
 Maple Avenue, Old Laurel Bowie Road & 4th Street

District 9
 9105, 9107 & 9205 Old 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: clerkofthecouncil@co.pg.md.us 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 public hearing:

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 ("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: <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 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

144246 (3-30,4-6)

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
14619 Turner Wootton Pkwy, Upper Marlboro, MD 20774-8694

By virtue of the power and authority contained in a Deed of Trust from ANTONIO 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 CORPORATION, a Maryland Corporation, for the benefit of MONTGOMERY 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 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

144195 (3-30,4-6,4-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAVERNE AGNES JECH

Notice is given that Kevin Scott Jech, whose address is 11867 Glen Valley Road, Glen Rock, PA 17327, was on February 22, 2023 appointed Personal Representative of the estate of LAVERNE AGNES JECH who died on September 15, 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 22nd 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.

KEVIN SCOTT JECH
Personal Representative

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY EVELYN MATTINGLY

Notice is given that James E Mattingly, whose address is 3507 Pumphrey Drive, Forestville, Maryland 20747, was on February 21, 2023 appointed Personal Representative of the estate of Mary Evelyn Mattingly who died on December 1, 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 21st 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.

JAMES E MATTINGLY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128038

144279 (4-6,4-13,4-20)

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
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 Geising, 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 CONDITION"

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 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

144196 (3-30,4-6,4-13)

Karen M. Selby, Esq.
Griffin Selby Law PLLC
3261 Old Washington Road
Suite 2020
Waldorf, MD 20602
202-844-5753

Steven M Sindler
1130 Annapolis Road #101
Odenton, MD 21113
410-551-9323

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LEROY SIMPSON

Notice is given that Donna Speight, whose address is 32 Hokum Court, Magnolia, DE 19962, was on February 22, 2023 appointed Personal Representative of the estate of James Leroy Simpson, who died on September 24, 2021 without a will.

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

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

DONNA SPEIGHT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126870

144282 (4-6,4-13,4-20)

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
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 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 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)

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 Duvall Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

APRIL 11, 2023
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of 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 # 22-601457)

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

144184 (3-23,3-30,4-6)

LEGALS

LM File No.: 1660-0004-Mcghie
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Clayton Mcghie, Plaintiff,
vs.

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, 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,

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 necessary for the redemption have not been paid.

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
144157 (3-23,3-30,4-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RODNEY W HAMILTON
AKA: RODNEY WILARD 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 Rodney 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:

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

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

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

MARK HAMILTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127930
144181 (3-23,3-30,4-6)

ORDER OF PUBLICATION

NICOLE ZIMMERMAN Plaintiff
v.

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

and

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

and

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

and

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

and

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

and

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

and

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

and

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

Account No. 04-0256198

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

Described as .4600 Acres

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

Defendants

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

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

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

Map 127 Grid D3 Par 046 Lib 14328 Fl 422

Tax ID 04-0256198

000000 Cheltenham Duley Road, Upper Marlboro, MD 20772.

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
144164 (3-23,3-30,4-6)

Serving
Prince George's County Since 1932

ORDER OF PUBLICATION

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

AND

REGINALDO QUINTANA HERRERA
2008 COUNTY ROAD
DISTRICT HEIGHTS, MD 20747

vs.

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

and

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 CLAIMING 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 interested 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 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
144154 (3-23,3-30,4-6)

ORDER OF PUBLICATION

Jessica Maragh Plaintiff,
vs.

Lester Poretzky et al. Defendants.

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"). Account Number 1617455, assessed to Defendants, Lester Poretzky and Selma Poretzky and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: Brookland Road, Glenn Dale, Maryland 20769

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

LEGALS

LM File No.: 1660-0002-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 575 and being identified on the Tax Roll as Parcel ID: 05-0352278, and which may be known as 15304 Blue Willow Ln., Accokeek, MD 20607.

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or 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
144155 (3-23,3-30,4-6)

LEGALS

LM File No.: 1660-00006-Mcghie
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, MD 21701

ORDER OF PUBLICATION

Clayton Mcghie, Plaintiff,
vs.

The testate and intestate successors of Benjamin Bazil Surratt, Jr., deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Donna Marie Surratt, deceased, and all persons claiming by, through, or under the decedent; Angela L. Surratt, Personal Representative of the Estate of Benjamin Bazil Surratt, Jr.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Pt Lot 14 (.0184 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 paid.

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
144156 (3-23,3-30,4-6)

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 (.0184 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 paid.

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

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

MAHASIN EL AMIN
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, 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, Defendants.

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

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

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

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

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
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,
vs.

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

Defendants.

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

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

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

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

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

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

LEGALS

Joshua I. Bienstock
 Bienstock Law, LLC
 401 E. Jefferson Street, Suite 208
 Rockville, MD 20850
 301-251-1600

Jennifer Anukem
 J. Anukem & Associates LLC
 7209 Hanover Parkway, Suite A
 Greenbelt, MD 20770
 301-500-0462

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
RICHARD MICHAEL RUDELLE

Notice is given that Janna Lynne Willis, whose address is 15506 Park Hall Court, Laurel, MD 20707, was on March 30, 2023 appointed personal representative of the small estate of Richard Michael Ruddell who died on January 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 representative or the attorney.

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

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

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

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

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

JANNA LYNNE WILLIS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 128749
 144258 (4-6)

JAMES D. WALSH, Attorney
 Walsh & Company, P.A.
 9841 Broken Land Parkway
 Suite 206
 Columbia, Maryland 21046
 410-312-5690

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
MARGARET I. BROWN

Notice is given that Mary Margaret Allen, whose address is 8507 Bovelder Drive, Laurel, MD 20708, was on February 7, 2023 appointed Personal Representative of the estate of Margaret I. Brown who died on October 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 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:

(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.

MARY MARGARET ALLEN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127351
 144274 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
HANLEY F. HARRIS

Notice is given that Jennifer Anukem, whose address is 7209 Hanover Parkway, Suite A, Greenbelt, MD 20770, was on February 23, 2023 appointed Personal Representative of the estate of Hanley F. Harris who died on August 3, 2021 with a will.

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

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

JENNIFER ANUKEM
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 123396
 144273 (4-6,4-13,4-20)

Lorenzo Randle, Esquire
 6411 Ivy Lane, Suite 202
 Greenbelt, Maryland 20770
 301-446-2170

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
JUSTON R. LOCKS

Notice is given that Pamela C. Locks, whose address is 12307 Quintette Lane, Bowie, Maryland 20720, was on September 28, 2022 appointed personal representative of the small estate of Juston R. Locks, who died on September 5, 2022 without a will.

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

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

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

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

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

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

PAMELA C. LOCKS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 126720
 144261 (4-6)

LEGALS

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
LOVELL BROOKS

Notice is given that Josephine Brooks, whose address is 3604 Wayneswood Road, Fort Washington, MD 20744, was on February 3, 2023 appointed Personal Representative of the estate of Lovell Brooks who died on January 3, 2023 with a will.

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

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

JOSEPHINE BROOKS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127893
 144276 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
**DOROTHY JOHNSON
 AKA: DOROTHY P JOHNSON**

Notice is given that Raymond E Johnson, whose address is 8503 Sprague Place, New Carrollton, MD 20785, was on February 15, 2023 appointed Personal Representative of the estate of Dorothy Johnson AKA: Dorothy P. Johnson who died on January 12, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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.

RAYMOND E. JOHNSON
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 128098
 144277 (4-6,4-13,4-20)

LEGALS

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
CAL HENNEGHAN

Notice is given that Martha A Henneghan, whose address is 4702 Ballad Drive, Fort Washington, MD 20744, was on November 15, 2022 appointed personal representative of the small estate of Cal Henneghan who died on October 8, 2022 with a will.

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

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

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

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

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

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

MARTHA A HENNEGHAN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127193
 144260 (4-6)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
MARINE L HAMILTON

Notice is given that Richard L Hamilton, whose address is 8149 Crest Road, Laurel, MD 20723, was on March 28, 2023 appointed personal representative of the small estate of Marine L Hamilton who died on December 8, 2022 without a will.

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

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

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

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

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

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

RICHARD L 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. 128193
 144259 (4-6)

LEGALS

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
BERTHA WASHINGTON

Notice is given that Adrea H Benedetti, whose address is 1836 Metzert Road 2010, Adelphi, MD 20783, was on January 27, 2023 appointed personal representative of the small estate of Bertha Washington, who died on December 4, 2022 without a will.

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

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

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

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

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

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

ADREA H BENEDETTI
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127813
 144262 (4-6)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
DANIEL MAURICE JOHNSON

Notice is given that Sydney Johnson, whose address is 2004 Lake Forest Dr, Upper Marlboro, MD 20774, was on January 23, 2023 appointed personal representative of the small estate of Daniel Maurice Johnson, who died on February 25, 2022 without a will.

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

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

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

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

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

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

SYDNEY JOHNSON
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 125695
 144263 (4-6)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
ALBERT NATHAN SWAN JR

Notice is given that Jeanine Swan, whose address is 6512 Rosemont Street, Upper Marlboro, MD 20772, was on December 14, 2022 appointed personal representative of the small estate of Albert Nathan Swan Jr, who died on November 24, 2022 without a will.

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

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

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

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

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

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

JEANINE SWAN
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127520
 144264 (4-6)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
ERNEST HARRIS JR

Notice is given that Terri Wise, whose address is 7107 Donnell Place, B2, District Heights, MD 20747, was on February 15, 2023 appointed personal representative of the small estate of Ernest Harris Jr, who died on January 14, 2023 without a will.

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

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

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

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

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

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

TERRI WISE
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 128032
 144265 (4-6)

The Prince George's Post

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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ROBBIE D. BAKER
4937 Winthrop Street
Oxon Hill, MD 20745

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF22-25464**

Notice is hereby given this 27th 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 4937 Winthrop Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th 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 27th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$166,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144306 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

DONATO LOPEZ
7734 Muncy Road
Landover, MD 20785

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF22-30122**

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7734 Muncy Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 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 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$211,650.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144309 (4-6,4-13,4-20)

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 Duval 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 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

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

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LEGALS

Charter Resolution No. 177

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 AMENDMENT:

Section. 469. Director of the Department of Community Resources and Emergency.

(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)

LEGALS

NOTICE

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

Plaintiffs

vs.

Leatha W. Lee

Defendant

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

CIVIL NO. C-16-CV-22-000461

ORDERED, this 3rd day of April, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12815 Whiteholm Drive, 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 3rd day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 3rd day of May, 2023, next.

The report states the amount of sale to be \$323,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144312 (4-6,4-13,4-20)

NOTICE

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

Plaintiffs

vs.

Estate Of Linda J Roach

Defendant

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

CIVIL NO. CAEF22-20259

ORDERED, this 29th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5502 Karen Elaine Dr Apt 924, New Carrollton, Maryland 20784 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 1st day of May, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 1st day of May, 2023, next.

The report states the amount of sale to be \$101,775.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144256 (4-6,4-13,4-20)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EDWARD C. BENJAMIN
DIONNE BENJAMIN
818 Booker Drive
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-000161**

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 818 Booker Drive, 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 3rd day of May, 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 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144307 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIE J. NICHOLSON
(DECEASED)
6924 Aquamarine Court
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000134**

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6924 Aquamarine Court, 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 3rd day of May, 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 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$268,414.26.

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

True Copy—Test:
Mahasin El Amin, Clerk

144310 (4-6,4-13,4-20)

LEGALS

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

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

**115 STAN FEY DRIVE
UPPER MARLBORO, MARYLAND 20774**

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

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 dwelling.

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

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

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