

*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

*Have a
Wonderful
and Safe
Weekend*

LEGALS

**TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 279 among the Land Records of Prince George’s County, Maryland, against:

Frances A Gosson and William T Harris
and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000916 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 346,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 346000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

144369 (4-20,4-27,5-4)

LEGALS

**TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 282 among the Land Records of Prince George’s County, Maryland, against:

JOHN H HAYNES JR
and by virtue of the power and authority granted by Order of Court, dated February 28, 2023, entered in Civil Case No. C-16-CV-23-000928 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 300000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

LEGALS

**TRUSTEE'S SALE
OF TIMESHARE INTEREST IN VALUABLE
IMPROVED REAL ESTATE**

Improved by the premises known as
250 Mariner Passage, National Harbor, Maryland

In execution of a Claim of Lien, dated September 20, 2022, and recorded November 04, 2022, in Liber 48282 at folio 379 among the Land Records of Prince George’s County, Maryland, against:

Catherine A. Coleman and Nathaniel P. Coleman
and by virtue of the power and authority granted by Order of Court, dated March 02, 2023, entered in Civil Case No. C-16-CV-23-000933 in the Circuit Court for Prince George’s County, Maryland, and at the request of the party secured in the terms and conditions thereof, the undersigned trustee will sell at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County courthouse complex, 14735 Main Street, Upper Marlboro, Maryland, on

WEDNESDAY, MAY 10, 2023, AT 11:00 AM

the real property described as follows:

One 1,589,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

This conveyance applies only to Residential Sub-Units containing Standard VOIs and excludes any interest in both the Designated VOI Units and the Commercial Sub-Units. Standard VOI Units total 232, some of which are numbered above, and all 232 Standard VOI Units are all Residential Sub-Units that are not the 18 Designated VOI Units which are outlined on Exhibit G of the Timeshare Declaration. Such Standard VOI possesses a/an Annual Ownership Interest and has been allocated 1589000 Points at the time of purchase for use by the Grantees in Each year(s). Moreover, such Standard VOI has a Floating Use Right.

TERMS OF SALE: A deposit of One Thousand Dollars (\$1,000.00) cash or certified funds will be required of the purchaser at the time and place of sale, the balance of the purchase price being due and payable within fifteen (15) days after final ratification of the sale by the Circuit Court for Prince George’s County, Maryland, time being of the essence, with interest thereon at the rate of 10 percent per annum from the date of sale to the date of delivery of payment to the trustee. Provided, however, that if the holder of the interest secured by the foreclosed lien is the successful bidder at the sale, no cash deposit shall be required, and part of or the entire indebtedness, including interest and costs, secured by the lien may be set off against the purchase price.

Any defaulting purchaser shall forfeit the deposit and shall stand the risk and cost of resale. In the event of a resale, the defaulting purchaser shall not receive any benefit, profit or proceeds therefrom.

The subject property is being sold in "as is" condition without warranty of any kind. The property is being sold subject to all conditions, covenants, restrictions, and agreements of record, as well as the rights of redemption of federal lienholders or encumbrances, if any. Purchaser shall be responsible for any and all legally enforceable unpaid association dues or assessments, if any. Purchaser shall be responsible for obtaining possession of the property and shall assume the risk of loss.

In the event the trustee is unable to convey to the purchaser good title, purchaser’s sole and exclusive remedy, at law or in equity, shall be in the refund of the deposit paid at the time of sale, without interest.

Conveyancing, recording and transfer taxes, state stamps, notary fees, examination of title, and all other costs of conveyance and settlement are to be at the expense of the purchaser. State and local property taxes, special or regular assessments, and public utility charges against the property, if any, shall be adjusted to the date of sale and thereafter shall be assumed by the purchaser.

The undersigned trustee unconditionally reserves the right to: (i) to waive the deposit requirement; (ii) to approve or disapprove the creditworthiness of any bidder; (iii) to withdraw the property from sale at any time prior to termination of the bidding; (iv) to extend the time for bidding; (v) to reject any and all bids; (vi) to postpone or set over the date or time of sale; and (vii) to extend the period of time for settlement thereunder.

Additional terms and conditions of sale may be announced at the time of sale.

Daniel C. Zickefoose, Trustee

144372 (4-20,4-27,5-4)

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.

MARCIA APPLEWHITE
9604 Tiberias Drive
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-23-00047**

Notice is hereby given this 11th 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 9604 Tiberias Drive, 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 11th 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 11th day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$260,000.00.

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

144423 (4-20,4-27,5-4)

I T P A Y S T O A D V E R T I S E !

C a l l 3 0 1 - 6 2 7 - 0 9 0 0

E m a i l :

B B O I C E @ P G P O S T . C O M

LEGALS

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

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

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION

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

A Minor Amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and Proposed Sectional Map Amendment (CR-020-2023)

PUBLIC HEARING DATE/TIME: Tuesday, June 13, 2023, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo, Maryland 20774

View using the link provided at:
<https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and its concurrent Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE: In-Person Public Hearing— 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.

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, June 28, 2023**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

On March 28, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution **CR-020-2023**, directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment and concurrent sectional map amendment (SMA) for the Henson Creek-South Potomac Planning Area. To view the Council Resolution (CR-020-2023) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

The proposed minor amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and its concurrent Proposed Sectional Map Amendment (SMA) can be viewed online at <https://pgplan.org/HCSF>, or a physical copy is available for review on site at no cost at the following locations:

1. Harmony Hall Regional Center, 10701 Livingston Road, Fort Washington, MD 20774
2. Oxon Hill Branch Library, 6200 Oxon Hill Road, Oxon Hill, MD 20745
3. **BY APPOINTMENT ONLY** (please call 240-545-8976 in advance): M-NCPPC Planning Information Services, County Administration Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

The general boundaries of the Henson Creek-South Potomac Planning Area are I-95 and Suitland Parkway to the north; the Potomac River to the west; Piscataway Creek to the south; and Gallahan Road, Old Fort Road, Allentown Road to Steed Road and Tinker Creek, Meetinghouse Branch, the western boundary of Andrews Air Force Base, and Allentown Road to the east. The minor master plan amendment focuses on the areas in and around the Mixed-Use Activity Centers identified in the 2006 Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area as "Henson Creek Transit Village," "Broad Creek Transit Village & Medical Park," and "Rosecroft Mixed-Use Area." The boundaries of the proposed Sectional Map Amendment are limited to an area north of and not including the Broad Creek Conservancy, east of Livingston Road, south of Old Fort Road, and west of MD 210; as well as the area designated as the Rosecroft Mixed-Use Area (Tax Accounts 1265594, 1226422, 1226430, 1288968, 1292119, 1292481, 1292499, 1292507, 1292515, 1306018, 1329408, 1329416, 1335181, 1335199, 1339787, 1346022, 1349497, 3511813, and 9999999).

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

IMPORTANT NOTICE: Within thirty (30) days after the initiation resolution has been adopted, any person may request that specific zones (except those prohibited in Section 27-3503(a)(4), Prohibited Rezonings Via Sectional Map Amendments) be considered for specific lands during the sectional map amendment process. If you choose to submit a request, it must be done on the rezoning request form available for download from the project website (<https://pgplan.org/HCSF>) or available at the Planning Information Services at the Prince George's County Planning Department in Upper Marlboro, MD (please call 240-545-8976 in advance as visits are by appointment only). Each request shall be accompanied by a statement describing how the proposed zoning change complies with the General Plan, the applicable Area Master Plan or Sector Plan, or any adopted County staging policy or economic development program. These forms must be emailed or post-marked no later than 11:59 pm on April 27, 2023.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, **please read carefully the affidavit requirements explained in this notice.**

If you intend to provide in-person testimony at the Joint Public Hearing on the proposed minor amendment to the 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area and its concurrent Proposed SMA and/or file a statement in the official record, **and your intent is to request or support an intensification of zoning**, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or **Friday, May 12, 2023**. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to clerkofthecouncil@co.pg.md.us, rather than by U.S. mail.

LEGALS

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

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

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

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

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

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

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

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

In accordance with the provisions of the State Public Ethics Law, above, **failure to file an affidavit before the close of business on Friday, May 12, 2023, may delay or prohibit consideration of your testimony by the District Council.**

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

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

For additional information, contact
the Henson Creek-South Potomac Planning Team
M-NCPPC, Prince George's County Planning Department, Community
Planning Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
HCSF@ppd.mcpc.org
301-952-3972

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

ATTEST:
Donna J. Brown
Clerk of the County Council

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

144455 (4-20,4-27)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 2, 2023
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, May 2, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Redevelopment Authority Board of Prince George's County:

Mr. Leon Bailey, Jr Reappointment:
Term Expiration: 3/29/2027

Ms. Ameenah Karim-Capers Appointment
Replacing: Ronnette Earle
Term Expiration: 7/28/2025

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

144456 (4-20,4-27)

LEGALS



PUBLIC NOTICE OF SIGNIFICANT INDUSTRIAL USER POLLUTION VIOLATION(S)

In accordance with the General Pretreatment Regulations (40 CFR Part 403), the Washington Suburban Sanitary Commission (WSSC Water) administers the Industrial Discharge Control Program to regulate the discharge of pollutants to the sanitary sewers in Prince George's and Montgomery counties. The program's purpose is to protect the environment, prevent interference with wastewater operations, prevent the pass-through of pollutants into local waterways, and ensure the quality of treatment plant sludge.

During the 2022 evaluation period (October 2021–December 2022), the following industrial users were found to be in significant non-compliance (SNC), as defined in 40 CFR 403.8(f)(2)(viii), with the United States Environmental Protection Agency's National Pretreatment Standards or WSSC Water's Industrial and Special Waste Regulations.

Five Star Laundry-Washington DC, LLC (201 Waterfront Street, National Harbor, MD 20745) failed to submit a Compliance Report within 30 days of the due date. This constitutes SNC for failure to submit a report within 30 days of the due date during the January – June 2022 evaluation period. Enforcement Actions included a Notice of Violation (NOV).

Maryland and Virginia Milk Producers Cooperative Association, Inc. (1805 South Club Drive, Landover, MD 20785) violated the permitted daily maximum limitation for Fats, Oil and Grease (FOG) on the following dates in 2022: 3/2, 3/29, 3/30, 4/19, 4/21, 4/22, 5/12, 6/7, 6/21, 6/22, 6/23, 7/18, 8/17, 8/19, & 9/20. These violations constitute Chronic and Technical Review Criteria (TRC) SNC during the January – June 2022 and April – September 2022 evaluation periods. Enforcement actions included NOV's, additional monitoring, Civil Citations, Compliance Directives and a permit modification. Compliance status is pending as of the publication date.

Nixon Uniform Service, Inc. (11860 Old Baltimore Pike, Beltsville, MD 20705) failed to notify WSSC Water within 24 hours of becoming aware of a violation. This constitutes SNC for failure to accurately report non-compliance during the January – June 2022 evaluation period. Enforcement Actions included an NOV and a Compliance Directive.

O3 Technologies, LLC dba Metro Laundry Service (1030 Hampton Park Blvd, Capitol Heights, MD 20743) failed to notify WSSC Water within 24 hours of becoming aware of a violation. This constitutes SNC for failure to accurately report non-compliance during the April – September 2022 evaluation period. Enforcement Actions included a NOV and a Compliance Directive.

144457 (4-20)

Proudly Serving
Prince George's County
Since 1932

The
Prince
George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932