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**LEGALS**

**ORDER OF PUBLICATION**

Antoine Mathews  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

WESTPOINT LLC  
Prince George’s County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George’s County, described as follows: Tax Account No 1778885, ALL OF PARCEL 146 WOODLAND CONSE RVTN / CTY (WDLN CO NS GRT 08) 16.2800 ACRES. ASSMT \$16,200 MAP 110 GRID A4 PAR 146 LIB 38175 FL 609 AND ASSESSED TO WESTPOINT LLC; KNOWN AS 8208 BERWICK RD UPPER MARLBORO 20772.

Defendants

In the Circuit Court for Prince George’s County, Maryland  
Civil Division  
C-16-CV-23-001949

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 Prince George’s County and the State of Maryland to the Plaintiff in this proceeding:

Prince George’s County, described as follows: Tax Account No 1778885, ALL OF PARCEL 146 WOODLAND CONSE RVTN / CTY (WDLN CO NS GRT 08) 16.2800 ACRES. ASSMT \$16,200 MAP 110 GRID A4 PAR 146 LIB 38175 FL 609 AND ASSESSED TO WESTPOINT LLC; KNOWN AS 8208 BERWICK RD UPPER MARLBORO 20772.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 1st day of May, 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) successive weeks, on or before the 26th day of May, 2023, warning all persons interested in the property to appear in this Court by the 5th day of July, 2023, and redeem the property herein described 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  
144552 (5-11,5-18,5-25)

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Mitchell I. Alkon, Esquire  
Alkon Law LLC  
6110 Executive Blvd Ste 300  
Rockville, MD 20852  
240-290-0913

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JENNIE V. WARD

Notice is given that Debra Arrington, whose address is 5001 Woodhill Drive, Landover, MD 20783, was on May 9, 2023 appointed Personal Representative of the estate of Jennie V. Ward, who died on March 22, 2023 without a will.

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

DEBRA ARRINGTON  
Personal Representative

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

Estate No. 129207

144611 (5-18,5-25,6-1)

Matthew J. Dyer, Esquire  
The Law Office of Richard M. McGill  
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  
CLARRISA JOHANN ECKERT

Notice is given that Leonard E. German, whose address is 3504 Mavis Ct., Fairfax, VA 22030, was on March 22, 2023 appointed Personal Representative of the estate of Clarissa Johann Eckert who died on February 14, 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 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.

LEONARD E. GERMAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119790  
144562 (5-11,5-18,5-25)

**NOTICE**

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

vs.

Ian K Plange Vroom and  
Diana Oppong  
Defendants

IN THE CIRCUIT COURT FOR  
PRINCE GEORGE’S COUNTY,  
MARYLAND  
CIVIL NO. C-16-CV-22-001069

ORDERED, this 9th day of May, 2023 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 11402 Running Bear Court, Beltsville, Maryland 20705 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 9th day of June, 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 9th day of June, 2023, next.

The report states the amount of sale to be \$260,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144584 (5-18,5-25,6-1)

**NOTICE**

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

v.

Amadou Camara

AND

Beatrice Camara

12408 Keynote Lane  
Bowie, MD 20715  
Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No. C-16-CV-23-000533

Notice is hereby given this 17th day of May, 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 19th day of June, 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 19th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$375,000.00. The property sold herein is known as 12408 Keynote Lane, Bowie, MD 20715.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144628 (5-25,6-1,6-8)

**LEGALS**

Christopher A. Aragona, Esq.  
Oxon Hill Professional Building  
6130 Oxon Hill Road, Suite 100  
Oxon Hill, Maryland 20745  
301-567-1100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TERESA FARRELL

Notice is given that Nevin Daniel Gibson, whose address is 55 Old Farm Road, Granville, Ohio 43023, was on March 8, 2023 appointed Personal Representative of the estate of Teresa Farrell who died on January 8, 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 8th day of September, 2023.

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

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

NEVIN DANIEL GIBSON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128028  
144566 (5-11,5-18,5-25)

**LEGALS**

**ORDER OF PUBLICATION**

Jessica Maragh  
Plaintiff,

vs.

D. Eric Seline, et al.  
Defendants.

In the Circuit Court for Prince George’s County  
Case No.: C-16-CV-23-001922

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 4607 Howard Road, Beltsville, MD 20705-0000 (“Property”), Account Number 0024455, assessed to Defendant, D. Eric Seline 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: 4607 Howard Road, Beltsville, MD 20705-0000

Description on Certificate:  
The property in Vansville, 1st Election District of said County, described as follows:

15,075.0000 Sq.Ft. Beltsville Lot 13 Bk 27  
Assmt \$17,867 Lib 07311 FI 176 and assessed to Seline D Eric.

Tax ID No. 01-0024455  
004607 Howard Road  
Beltsville, MD 20705

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 8th day of May, 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 11th day of July, 2023, to redeem the property located at 4607 Howard Road, Beltsville, MD 20705-0000, Tax ID Number: 01-0024455, 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  
144589 (5-11,5-18,5-25)

**LEGALS**

**ORDER OF PUBLICATION  
BY POSTING**

ALBERT JOHNSON  
Plaintiff,

vs.

ANGELICA RIVAS NUNEZ  
Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No.: C-16-FM-22-000735

ORDERED, ON THIS 5th day of May, 2023, by the Circuit Court for Prince George’s County MD:

That the Defendant, ANGELICA RIVAS NUNEZ, is hereby notified that the Plaintiff, has filed a **Complaint for Absolute Divorce** naming her as the defendant and seeking the Divorce on the Grounds of TWELVE MONTH SEPARATION, and stating that the Defendant’s last known address is 388 Central Avenue, Brooklyn, New York 11221, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ANGELICA RIVAS NUNEZ, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation in this jurisdiction for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 3rd day of June, 2023, and it is further;

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to the Defendant’s last known address, a copy of the signed Order of Publication at least thirty days prior to the response date in said order; and it is further;

ORDERED that the DEFENDANT, ANGELICA RIVAS NUNEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144557 (5-11,5-18,5-25)

**LEGALS**

**ORDER OF PUBLICATION**

Jessica Maragh  
Plaintiff,

vs.

Park Construction Corporation, et al.  
Defendants.

In the Circuit Court for Prince George’s County  
Case No.: C-16-CV-23-001999

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 000000 Sellman Road, Beltsville, MD 20705-0000 (“Property”), Account Number 0049775, assessed to Defendant, Park Construction Corporation 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: 000000 Sellman Road, Beltsville, MD 20705-0000

Description on Certificate:  
The property in Vansville, 1st Election District of said County, described as follows:

Pt Par 122  
.3300 Acres  
Assmt \$1,400 Map 018 Grid C1 Par 122 Lib 02461 FI 605 and assessed to Park Const Corp.

Tax ID No. 01-0049775  
000000 Sellman Road  
Beltsville, MD 20705

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

It is thereupon this 8th day of May, 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 11th day of July, 2023, to redeem the property located at 000000 Sellman Road, Beltsville, MD 20705-0000, Tax ID Number: 01-0049775, 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  
144588 (5-11,5-18,5-25)

**LEGALS**

**IN THE GENERAL COURT  
OF JUSTICE  
SUPERIOR COURT  
DIVISION BEFORE THE  
CLERK  
NORTH CAROLINA  
CABARRUS COUNTY  
FILE NO. 13 E 1012**

ANDREW D. PHILLIPS  
ADMINISTRATOR OF THE ESTATE OF CHARLES F. DOUGLAS,  
Petitioner,

vs.

JOANN H. DOUGLAS,  
Respondent.

**NOTICE OF SERVICE OF  
PROCESS BY PUBLICATION**

TO THE FOLLOWING PERSONS:

TAKE NOTE that a PETITION FOR POSSESSION AND RECOVERY OF PROPERTY BELONGING TO THE ESTATE against you has been filed in the above-styled Special Proceeding. The nature of the proceeding being sought is as follows: Recovery of certain property owned by the decedent at the time of his death, which is believed to be in the possession of the named respondent.

You are required to make defense to such pleadings no later than 40 days from the first publication of this notice and your failure to do so the party seeking service against you will apply to the court for the relief sought.

This the 12th day of May, 2023.

Andrew D. Phillips,  
NC State Bar # 46323  
Kraus & Phillips, PLLC  
285 Church St. N  
Concord, NC 28025  
(704) 707-4224 telephone  
704-943-9166 Facsimile

144615 (5-18,5-25,6-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROLYN E WILLIAMS

Notice is given that Anthony Williams, whose address is 14102 Kydan Court, Brandywine, MD 20613, was on April 21, 2023 appointed Personal Representative of the estate of Carolyn E Williams, who died on March 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 21st day of October, 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.

ANTHONY WILLIAMS  
Personal Representative

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

Estate No. 128623

144569 (5-11,5-18,5-25)

**LEGALS**

**NOTICE**

KEVIN WHITE  
Plaintiff

v.

CRYSTAL WHITE  
Defendant

In the Circuit Court for Prince George’s County, Maryland  
Case No. CAE 21-05839

NOTICE IS HEREBY given this 10th day of May, 2023, by the Circuit Court of Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 11006 Spring Forest Way, Fort Washington, MD 20744 made and reported by Abigail Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 12th day of June, 2023.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 12th day of June, 2023.

The REPORT STATES the amount of sale to be Six Hundred Sixty Thousand Dollars and No Cents (\$660,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144603 (5-18,5-25,6-1)

**EARLY NOTICE  
AND  
PUBLIC REVIEW OF A  
PROPOSED ACTIVITY IN  
A WETLAND**

To: All interested Agencies, Groups and Individuals

This is to give notice that HUD, under 24 CFR Part 50, has determined that the following proposed action, under the Multi-Family Housing Program Section 231 of the Act, is located in a wetland and HUD will be identifying and evaluating practicable alternatives to locating the action in the wetland and the potential impacts on the wetland from the proposed action, as required by Executive Order 11990, in accordance with HUD regulations at 24 CFR 55.20 Subpart C Procedures for Making Determinations on Floodplain Management and Protection of Wetlands.

The proposed activity consists of constructing 137 Affordable Senior Housing units in one five (5) story building with community amenities on approximately 5.0 acres of land, located on the campus of First Baptist Church of Highland Park, Maryland. The project will be insured under the HUD Multi-Family Housing Program, Section 231, and provide much needed affordable housing for seniors. The proposed development includes one (1) underground Stormwater Management (SWM) detention facility for 100-year flood/storm event attenuation and two (2) SWM Micro-Biore-tention Facilities for water quality purposes. The SWM outfall/conveyance discharge will be located at the headwaters/wetlands located on the site adjacent to the redevelopment area accommodating the 137 Unit Senior Housing project. The calculations below representing the environmentally sensitive area impacts are projected to be “the worst case scenario”. At time of technical/permit plan design/review, every effort will be made to reduce these potential impacts.

Approximately 100 sf of the wetland will be permanently impacted by the installation of the discharge pipe and associated outfall structure. Trenching and grading will temporarily impact approximately 250 sf of the wetland as well as the wetland and stream buffer areas. The total acreage of the wetland is approximately 0.055 ac (2,395 sf) of which only 100 sf will be permanently impacted. The proposed project is located at 6801 Sheriff Road, Landover, MD 20785 in Prince George’s County.

There are three primary purposes for this notice. First, people who may be affected by activities in wetlands and those who have an interest in the protection of the natural environment should be given an opportunity to express their concerns and provide information about these areas. Commenters are encouraged to offer alternative sites outside of the wetland, alternative methods to serve the same project purpose, and methods to minimize and mitigate impacts. Second, an adequate public notice program can be an important public educational tool. The dissemination of information and request for public comment about wetlands can facilitate and enhance Federal efforts to reduce the risks and impacts associated with the occupancy and modification of these special areas. Third, as a

**LEGALS**

**AMENDED ORDER OF PUBLICATION**

KAREN A. SPARKS PLAINTIFF  
V.

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

AND

ELIZABETH S. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF ELIZABETH S. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

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

AND

JAMES EDWARD BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CORA C. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF CORA C. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

EMMA MARIE GROSS AND THE TESTATE AND INTESTATE SUCCESSORS OF EMMA MARIE GROSS, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

MARY MAGOLINE REID AND THE TESTATE AND INTESTATE SUCCESSORS OF MARY MAGOLINE REID, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CLARA L. CARTER AND THE TESTATE AND INTESTATE SUCCESSORS OF CLARA L. CARTER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELLEN B. CARRINGTON AND THE TESTATE AND INTESTATE SUCCESSORS OF ELLEN B. CARRINGTON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

RICHARD B. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF RICHARD B. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES FREDERICK BROWN

AND

MAMIE E. VENABLE

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7618 DEVILLE COURT  
UPPER MARLBORO, MD 20772

AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

7618 DEVILLE COURT  
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

Defendants

In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 20-12099

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: Parcels 14 & 1 10, 1.0000 Acres. Assmt \$75,000 Map 111 Grid A2 Par

014 Lib 00000 Fl 251 and assessed to Brown Frank.

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 8th day of May, 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 2nd day of June, 2023, warning all persons interested in the property to appear in this Court by the 11th day of July, 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  
144590 (5-11,5-18,5-25)

**LEGALS**

**AMENDED ORDER OF PUBLICATION**

KAREN A. SPARKS PLAINTIFF  
V.

ELIZABETH S. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF ELIZABETH S. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES EDWARD BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

EMMA MARIE GROSS AND THE TESTATE AND INTESTATE SUCCESSORS OF EMMA MARIE GROSS, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

MARY MAGOLINE REID AND THE TESTATE AND INTESTATE SUCCESSORS OF MARY MAGOLINE REID, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CLARA L. CARTER AND THE TESTATE AND INTESTATE SUCCESSORS OF CLARA L. CARTER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELLEN B. CARRINGTON AND THE TESTATE AND INTESTATE SUCCESSORS OF ELLEN B. CARRINGTON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

RICHARD B. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF RICHARD B. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES FREDERICK BROWN

AND

MAMIE E. VENABLE

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

7305 CHEW ROAD  
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

Defendants

In the Circuit Court for Prince George's County, Maryland  
CASE NO.: CAE 20-12100

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN DELORES BENNETT

Notice is given that Damon D Bailey, whose address is 4721 4th Street NW, Washington, DC 20011, was on April 26, 2023 appointed Personal Representative of the estate of Jean Delores Bennett, who died on April 4, 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 26th day of October, 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.

DAMON D BAILEY  
Personal Representative

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

Estate No. 129028

144573 (5-11,5-18,5-25)

**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

Rebecca V Proctor  
3225 Chester Grove Road  
Upper Marlboro, MD 20772  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-23-000217

Notice is hereby given this 9th day of May, 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 9th day of June, 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 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$138,000.00. The property sold herein is known as 3225 Chester Grove Road, Upper Marlboro, MD 20772.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144599 (5-18,5-25,6-1)

**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

Ariel Henson  
2402 Lakehurst Avenue  
District Heights, MD 20747  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-22-001212

Notice is hereby given this 9th day of May, 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 9th day of June, 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 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$200,000.00. The property sold herein is known as 2402 Lakehurst Avenue, District Heights, MD 20747.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144600 (5-18,5-25,6-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HENRIETTA HANEY

Notice is given that Irene Jackson, whose address is 3800 38th Ave Apt#1, Brentwood, MD 20722, was on May 5, 2023 appointed Personal Representative of the estate of Henrietta Haney, who died on April 6, 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 5th day of November, 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.

IRENE JACKSON  
Personal Representative

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

Estate No. 129128

144612 (5-18,5-25,6-1)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACKIE COLEMAN

Notice is given that Harry Coleman, whose address is 18112 Northem Dancer Lane, Boyds, MD 20841, was on March 23, 2023 appointed Personal Representative of the estate of Jackie Coleman, who died on March 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 23rd 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.

HARRY COLEMAN  
Personal Representative

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

Estate No. 128530

144572 (5-11,5-18,5-25)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOHN U. EWENIKE  
AGATHA C. EWENIKE  
5203 Cornelias Prospect Drive  
Bowie, MD 20720  
Defendant(s).

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 18-44562

Notice is hereby given this 27th 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 5203 Cornelias Prospect Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th 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 29th day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$580,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144582 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GWENDOLYN BERGMAN JACOBSEN

Notice is given that Jane McGee, whose address is 35690 Aviation Yacht Club Rd, Mechanicsville, MD 20659, was on May 4, 2023 appointed Personal Representative of the estate of Gwendolyn Bergman Jacobsen, who died on April 9, 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 4th day of November, 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.

JANE MCGEE  
Personal Representative

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

Estate No. 129102

144571 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA G SMIGIELSKI

Notice is given that Mary Funk, whose address is 4503 Orangewood Lane, Bowie, Maryland 20715, was on May 1, 2023 appointed Personal Representative of the estate of Regina G Smigielski, 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 1st day of November, 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 FUNK  
Personal Representative

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

Estate No. 129095

144570 (5-11,5-18,5-25)

*Proudly  
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Prince  
George's  
County  
Since  
1932*



**LEGALS**

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

PUBLICATION DATE: May 25, 2023  
 GRANTEE NAME: Prince George's County, Maryland  
 SUBGRANTEE NAME: Town of Riverdale Park  
 GRANTEE ADDRESS: 9200 Basil Court, Suite 500  
 Largo, MD 20774  
 TELEPHONE: (301) 883- 6511

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.

**REQUEST FOR RELEASE OF FUNDS**

On or after June 14, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD), Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as Town of Riverdale Park Sidewalk Improvements, PY49.

The Sidewalk Improvement project is a part of a larger effort to improve pedestrian safety and facilitate connection of residents to businesses and public transit. The project includes the installation of 1800 feet of sidewalk; widening of existing sidewalk; and installation of crosswalks, curb extensions, and gutter pans along 47th Avenue (between Longfellow Street and Nicholson Street), 48th Avenue (between Longfellow Street and Nicholson Road), and Lafayette Avenue (between Nicholson Street and Queensbury Road). The project will reduce environmental impacts and enhance community character. The estimated total development cost is \$150,000. The estimated HUD funding is \$150,000.

**FINDING OF NO SIGNIFICANT IMPACT**

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Prince George's County, Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774. The ERR is posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

**PUBLIC COMMENTS**

Any individual, group or agency may submit written comments on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to [Jnmbotiji@co.pg.md.us](mailto:Jnmbotiji@co.pg.md.us). All comments received by June 13, 2023, will be considered by the County prior to authorizing submission of a request for release of funds. Comments should specify which Notice they are addressing.

**ENVIRONMENTAL CERTIFICATION**

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

**OBJECTIONS TO RELEASE OF FUNDS**

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

Tamika C. Gauvin, Deputy Director  
 Prince George's County  
 Department of Housing and Community Development

144645 (5-25)

**LEGALS**

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

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

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

You must reclaim these vehicles by: 6/7/2023.

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

1997 BUICK	RIVERA	MD	8EB0245	1G4GD2210V4705445
2006 HONDA	ODYSSEY	MD	83794CG	5FNRL38636B060549
1999 CHEVROLET	EXPRESS	MD	T096354	1GCCG25R0X1047448
2002 HONDA	ACCORD	MD	8ED1716	1HGCG55632A018249

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

2004 HONDA	ACCORD	VA	TVZ6377	1HGCM72684A005847
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**JD TOWING**  
 2817 RITCHEE ROAD  
 FORESTVILLE MD 20747  
 301-967-0739

2005 PONTIAC	GRAND PRIX	MD	7EW7757	2G2WR524451337669
2020 HYUNDAI	ELANTRA	MD	9EJ8037	5NPD84LF7LH508085

**MCDONALD TOWING**  
 2917 52ND AVENUE  
 HYATTSVILLE MD 20781  
 301-864-0954

2005 BMW	545I	VA	1459XE	WBANB335X5CN66114
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144652 (5-25)

**LEGALS**

**NOTICE**

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

vs.

ARTHUR J. BROWN  
 5606 Lansing Drive  
 Temple Hills, MD 20748  
 Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-22-000595**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5606 Lansing Drive, 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 5th day of June, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$315,000.00.

MAHASIN EL AMIN  
 Clerk, Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 144596 (5-18,5-25,6-1)

**NOTICE**

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

vs.

BERNARD R. SAVOY AKA  
 BERNARD SAVOY  
 ARLENE H. SAVOY AKA  
 ARLENE SAVOY (DECEASED)  
 3210 Brinkley Road  
 Unit #3  
 Temple Hills, MD 20748  
 Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000796**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 3210 Brinkley Road, Unit #3, 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 5th day of June, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$128,000.00.

MAHASIN EL AMIN  
 Clerk, Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 144587 (5-18,5-25,6-1)

**NOTICE**

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

vs.

HUGH MILLER JOHNSON  
 14310 Hampshire Hall Court  
 Unit 906 and Garage Unit G-906  
 Upper Marlboro, MD 20772  
 Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14737**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14310 Hampshire Hall Court, Unit 906 and Garage Unit G-906, 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 9th day of June, 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 9th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$237,862.00.

MAHASIN EL AMIN  
 Clerk, Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 144598 (5-18,5-25,6-1)

**NOTICE**

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

vs.

MARIA ROSE REID  
 GLEN ROY REID  
 7201 Glen Pine Street  
 Glenn Dale, MD 20769  
 Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-37220**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7201 Glen Pine Street, Glenn Dale, MD 20769, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 9th day of June, 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 9th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$554,000.00.

MAHASIN EL AMIN  
 Clerk, Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 144597 (5-18,5-25,6-1)

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

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY ANN WEESE

Notice is given that Julie Jenkins, whose address is 12105 Mount Pleasant Drive, Laurel, MD 20708, was on March 9, 2023 appointed Personal Representative of the estate of Shirley Ann Weese who died on December 21, 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 9th day of September, 2023.

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

(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.

JULIE JENKINS  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 128292

144563 (5-11,5-18,5-25)

**ORDER OF PUBLICATION BY POSTING**

TSAFREYAH PATTERSON  
 Plaintiff,

v.

ROBERT DANIEL YOUNG  
 Defendant

**In the Circuit Court for Prince George's County, Maryland Case No.: CAS 22-09765**

The verified MOTION TO ENROLL A FOREIGN JUDGMENT AND MOTION TO ENFORCE CHILD SUPPORT AND FOR CONTEMPT having come before this Court, and having been read and considered, it is this 23rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland.

ORDERED, that notice shall be published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in this county/city.

ORDERED, by the Circuit Court for Prince George's County, Maryland that any interested party on or before the 22nd day of June, 2023, file an affidavit of opposition to show cause why this MOTION TO ENROLL A FOREIGN JUDGMENT AND MOTION TO ENFORCE CHILD SUPPORT AND FOR CONTEMPT should not be granted.

ORDERED, that Plaintiff shall mail, by regular mail (first-class mail), to the Defendant's last known address, if known, a copy of the signed Order of Publication at least thirty (30) days prior to the response dated in said Order; and it is further

ORDERED, THAT DEFENDANT, ROBERT DANIEL YOUNG, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER, RESPONSE, OR OTHER DEFENSE ON OR BEFORE THE 22ND DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM BY DEFAULT

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

True Copy—Test:  
 Mahasin El Amin, Clerk  
 144654 (5-25,6-1,6-8)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, MAY 30, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 30, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**COUNCIL BILLS**

**CB-030-2023 (DR-2) – AN ACT CONCERNING COUNTY BASED BUSINESS UTILIZATION** for the purpose of providing that certified County-based small businesses will have the right of first award for County procurements at or under One Million Dollars (\$1,000,000).

**CB-032-2023 (DR-2) – AN ACT CONCERNING BETTER BAG BILL** for the purpose of providing legislative intent; defining certain terms; prohibiting, after a certain date, a retail establishment from providing certain plastic carryout bags to a customer at the point of sale; establishing a minimum charge for certain paper and reusable carryout bags provided by a retail establishment, with certain exceptions; providing for certain prohibition on certain advertising; providing for a certain promotion; providing for certain information on a certain receipt; providing that certain signage shall be posted regarding certain charges for paper and reusable carryout bags; providing for education and outreach; establishing a certain maximum civil penalty for a violation of this Division; establishing that the provision of a certain number of plastic carryout bags at a single point of sale constitutes a single violation; prohibiting the imposition of a penalty under this Division unless certain conditions are met; providing for the oversight for the enforcement of this Division; providing for filing certain actions; providing for a certain waiver; providing for a certain report; providing for certain citations; permitting the Department of the Environment to adopt certain regulations; providing for the applicability of this Division; and generally relating to one-time use plastic carryout bags.

**CB-033-2023 – AN ACT CONCERNING SPECIAL EVENT EXPEDITED REVIEW FEE** for the purpose of adopting a new Special Event Expedited Review Fee to expedite the review and approval of Special Event Temporary Use and Occupancy Permit applications. The Special Event Expedited Review Fee will be assessed on a graduated basis to cover the administrative cost for an expedited plan review and inspection for the issuance of a Special Event Temporary Use and Occupancy Permit.

**CB-036-2023 – AN ACT CONCERNING THE BUILDING CODE** for the purpose of extending the permit application time from six (6) months to twelve (12) months and to establish a fee for the review and issuance of an After-Hours Permit.

**CB-037-2023 (DR-2) – AN ACT CONCERNING ILLEGAL DUMPING** for the purpose of authorizing the use of surveillance systems to prosecute, prevent, and deter illegal dumping in order to maintain the health and welfare of the County.

**COUNCIL RESOLUTIONS**

**CR-015-2023 – A RESOLUTION CONCERNING SPECIAL EVENT EXPEDITED REVIEW FEE** for the purpose of adopting a new Special Event Expedited Review Fee to expedite the review and approval of Special Event Temporary Use and Occupancy Permit applications. The Special Event Expedited Review Fee will be assessed on a graduated basis to cover the administrative costs of an expedited plan review and inspection for the issuance of a Special Event Temporary Use and Occupancy Permit.

**CR-017-2023 – A RESOLUTION CONCERNING AFTER-HOURS PERMIT FEE** for the purpose of adopting a fee for the review and issuance of an After-Hours permit.

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](mailto: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

144618 (5-18,5-25)

**To Subscribe Call**  
**The Prince George's Post at**  
**301-627-0900**

**LEGALS**

**TOWN OF COTTAGE CITY, MARYLAND Request for Proposals Auditing Services**

The Town of Cottage City, Maryland is requesting proposals for independent auditing services from Certified Public Accounting firms to perform an audit of the financial statements of the Town of Cottage City, Maryland for the fiscal years ending June 30, 2023, 2024, and 2025.

Bidders must be qualified to bid in the State in accordance with the State Finance and Procurement Article of the Annotated Code of Maryland.

Two copies of submittals must be enclosed in a sealed envelope marked "Auditing Services Proposal" to the Town of Cottage City, Attn: Carol Richardson, Town Manager, 3820 40th Ave, Cottage City, MD 20722 by 4:00 p.m., Tuesday, June 12, 2023. The Town Commission will evaluate the submittals and the award of the contract will be made at the June 14, 2023, Town Hall meeting.

The Town reserves the right to reject all bids in part or full and to waive any technicalities or informalities as may best serve the interests of the Town.

The full text of the RFP is available on the website for the Town of Cottage City at [www.cottagecitymd.gov](http://www.cottagecitymd.gov)

**Carol Richardson, Town Manager**

144616 (5-18,5-25,6-1,6-8)

**LEGALS**

**McNAMEE, HOSEA, P.A.**  
6404 Ivy Lane, Suite 820  
Greenbelt, Maryland 20770  
(301) 441-2420 Telephone

**SALE OF VALUABLE REAL ESTATE**

8955 E. Edmonston Road, Bldg 2, Unit 27, Greenbelt MD 20770

Pursuant to Md. Code, Real Property, §§11-110 and 14-201 *et. seq.*, and Md. R. 14-201, *et. seq.* (the "Contract Lien Act") and the Statement of Condominium Lien recorded on February 3, 2022 in favor of Greenbelt Professional Center, A Condominium (the "Lienholder") among the land records of Prince George's County, Maryland at Liber 47056 and Folio 278 (the "Condominium Lien") and by virtue of the power of sale provided in the Contract Lien Act, the Lienholder's authorized agents, Brent M. Ahalt, Esq. and C. Ryan Cohill, Esq. (the "Authorized Sale Agents"), by virtue of the power granted to them by way of Section 14-204(a) of the Contract Lien Act and as a result of the Condominium Lien, will sell the property commonly known as 8955 E. Edmonston Road, Bldg 2, Unit 27, Greenbelt MD 20770 at public auction to be held at the Circuit Court for Prince George's County, Maryland located at 14735 Main St, Upper Marlboro, MD 20772, on:

**JUNE 6, 2023 AT 10:35 AM**

Such property is further described as:

All the real property located in Prince George's County, Maryland (the "Property"), being more particularly described as follows:

All that property situate in Prince George's County, State of Maryland described as: **Building # 2** Unit numbered Twenty-seven (27) in a condominium known as "Phase Two, Greenbelt Professional Center" as per plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 128 at Plats 10 and 11; being in the 21st Election District.

By deed dated August 26, 1999 and recorded February 28, 2000 among the Land Records of Prince George's County, Maryland in Liber 13660 at Folio 336.

The Property will be sold in "as is" condition, subject to any and all covenants, conditions, restrictions, existing leases, easements, rights of redemption and other encumbrances, whether or not of record, and with no warranties.

**Terms of Sale:** The sale shall be made by way of auction, or any other commercially reasonable means determined at the sole discretion of the Authorized Sale Agents. The Authorized Sale Agents reserve the right to reject any and all bids and to withdraw the Property from sale for any reason. A deposit of Ten Thousand Dollars (\$10,000.00) will be required of the purchaser in the form of certified or cashier's check at the time and place of sale. Greenbelt Professional Center, A Condominium, the current holder of the Condominium Lien, if a bidder, shall not be required to make a deposit, nor shall any bidder designated by Greenbelt Professional Center, A Condominium to take title. Interest at the rate of 3.00% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement if the Property is purchased by someone other than the Lienholder. The balance of the purchase price shall be paid in cash within fifteen (15) days of final ratification of the sale by the Circuit Court for Prince George's County, Maryland time being of the essence. If compliance with the terms of sale does not take place within fifteen (15) days after final ratification, the deposit shall be forfeited and the Property resold at the risk and expense of the defaulting purchaser.

The Authorized Sale Agents reserve the right to reject any and all bids in their sole and absolute discretion and to extend the settlement date. Purchaser assumes the risk of loss to the Property immediately after sale and shall be solely responsible for securing and obtaining possession of the Property.

Conveyance of the Property shall be by Authorized Sale Agent's deed, without covenant or warranty, express or implied, unless otherwise required by statute, court rule. If for any reason the Authorized Sale Agent is unable to convey title, the purchaser's sole remedy at law and equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be null and void and have no further force and effect, and the purchaser shall have no claim against the Authorized Sale Agents, Lienholder, or Auctioneers. The purchaser shall pay all costs relating to settlement of the sale, including but not limited to transfer tax, recordation tax, and recordation fees and additional fees and costs set forth in the Deed of Trust.

The information contained herein was obtained from sources deemed to be reliable, but is offered for information purposes only. The Authorized Sale Agents, Lienholder and Auctioneers make no representations or warranties with respect to the accuracy of this information, and the purchaser waives and releases the Authorized Sale Agents, Lienholder and Auctioneers from any and all claims the purchaser or purchaser's successors or assigns may now have or may have in the future relating to the condition of the Property, including, but not limited to, the environmental condition thereof. This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the Property shall be offered for sale.

BRENT M. AHALT, Esq., *Authorized Agent*  
C. RYAN COHILL, Esq., *Authorized Agent*

 **ALEX COOPER**  
*auctioneers*

908 York Road • Towson, MD 21204 • 410.828.4838  
[www.alexcooper.com](http://www.alexcooper.com)

144605 (5-18,5-25,6-1)

**NOTICE**

JEREMY K. FISHMAN, et al.  
Substitute Trustees

vs.

ESTATE OF KOLAWOLE SAHEED  
PERS. REP. MUSTAPHA SAHEED  
5017 Quincy Street  
Bladensburg, MD 20710  
Defendant(s)

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

**Civil Action No. CAEF 22-28451**

Notice is hereby given this 9th day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5017 Quincy Street, Bladensburg, MD 20710, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of June, 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 9th day of June, 2023, next.

The Report of Sale states the amount of the sale to be One Hundred Eighty Six Thousand Dollars (\$186,000.00).

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144583 (5-18,5-25,6-1)

**NOTICE**

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

vs.

EVELYN M. CHARLES (DECEASED)  
2716 Kerner Drive  
Landover A/R/T/A  
Hyattsville, MD 20785  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 22-25434**

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2716 Kerner Drive, Landover A/R/T/A, Hyattsville, 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 5th day of June, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$366,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144585 (5-18,5-25,6-1)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**DEBORAH LOUISE DOWNING WALLACE**

Notice is given that Diane D. Glover, whose address is 7504 Foxcroft Place, Clinton, MD 20735, was on March 20, 2023 appointed Personal Representative of the estate of Deborah Louise Downing Wallace who died on January 11, 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 20th 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.

DIANE D. GLOVER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128117

144564 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**PHILOMENA P BARUA**  
AKA: PHILOMENA PETER BARUA

Notice is given that Anthony Barua, whose address is 8013 Mandan Rd Apt 102, Greenbelt, MD 20770, was on March 10, 2023 appointed Personal Representative of the estate of Philomena P Barua AKA: Philomena Peter Barua, who died on January 17, 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 10th 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.

ANTHONY BARUA  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127990

144568 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROBERTA F SMALLWOOD**

Notice is given that George A Smallwood, whose address is 129 16th Street NE, Washington, DC 20002, was on March 17, 2023 appointed Personal Representative of the estate of Roberta F Smallwood who died on July 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 17th 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.

GEORGE A SMALLWOOD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125900

144565 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**LOUISE P JOHNSON**

Notice is given that Barry Randolph, whose address is 16344 Pewter Lane, Bowie, MD 20716, was on April 28, 2023 appointed Personal Representative of the estate of Louise P Johnson who died on March 21, 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 28th day of October, 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.

BARRY RANDOLPH  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128995

144567 (5-11,5-18,5-25)

**LEGALS**

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

**VALUABLE PROPRIETARY DOCUMENTS IN PRINCE GEORGE'S COUNTY, MARYLAND ENTITLING POSSESSION OF A COOPERATIVE UNIT KNOWN AS**

**13 HILLSIDE ROAD, UNIT F GREENBELT, MD 20770**

Auction sale of Proprietary Documents in Greenbelt Homes, Inc housing cooperative (the "Cooperative") allotted to Unit F, 13 Hillside Road by the virtue of the power vested and contained in the Security Agreement by and between NCB, FSB a Federal Savings Bank and Jose S. Menjivar-Leon. The undersigned 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 **JUNE 6, 2023 AT 10:45 AM**

The Proprietary Documents will be sold subject to the Articles of Incorporation, by-laws, Mutual Ownership Contract and house rules and regulations of the Cooperative and subject to monthly cooperative fees in the amounts to be announced at the time of sale. The Proprietary Documents entitle the owner to the use and occupancy of the cooperative unit. The purchaser may be required to occupy the cooperative unit.

Purchase shall be subject to the approval by the Cooperative of the purchaser as an active member. It is the obligation of the Purchaser to obtain said approval from the Cooperative. Purchaser shall be subject to use and occupancy restrictions and other provisions of the Cooperative's governing documents thereafter which may require the unit to be owner occupied. The proprietary document will be sold subject to underlying liens on the real property in the exact amount of which will be announced at the time and place of sale.

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 \$8,000.00 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 thirty days (30) of sale. 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. 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 thirty days (30) 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 #: 460025)

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

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144604 (5-18,5-25,6-1)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, JUNE 6, 2023

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

10:00 A.M.

**Notice is hereby given that on Tuesday, JUNE 6, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:**

**COUNCIL RESOLUTIONS**

**CR-035-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND ("HITF") FOR HOUSING AND COMMUNITY** for the purpose of committing and allocating the amount of three million dollars (\$3,000,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Addison Park project, and eligible activity, for gap financing of new affordable housing construction.

**CR-037-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Hamlet Woods project, an eligible activity, for gap financing of new affordable housing construction.

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](mailto: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

144617 (5-18,5-25)

**EARLY DEADLINES**

*Due to the Memorial Day Holiday*

*The Prince George's Post will have early deadlines for the June 1, 2023 edition.*

*Deadline for all legal*

*advertising will be Friday, May 26th,*

*2023 at noon. No exceptions.*

# The Prince George's Post

*Your Newspaper of Legal Record*

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLENN HERMAN JONES SR**

Notice is given that Glenn Herman Jones Jr, whose address is 7212 Flame Leaf Court, Clinton, MD 20735, was on May 15, 2023 appointed personal representative of the small estate of Glenn Herman Jones Sr, who died on February 27, 2023 without a will.

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

All persons having any objection to the appointment 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.

**GLENN HERMAN JONES JR**  
Personal Representative

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

Estate No. 129146  
144631 (5-25)

Nomiki B. Weitzel, Esq.  
Law Offices of  
Nomiki Bouloubassis Weitzel &  
Associates, LLC  
7652 Belair Road  
Baltimore, MD 21236  
443-663-9400

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LAWRENCE E. DANDRIDGE**

Notice is given that M. Elaine Dandridge, whose address is 7006 St Annes Avenue, Lanham, MD 20706, was on May 12, 2023 appointed personal representative of the small estate of Lawrence E. Dandridge, who died on August 17, 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, 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.

**M. ELAINE DANDRIDGE**  
Personal Representative

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

Estate No. 128394  
144630 (5-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NICOLE FITTS**  
AKA: NICOLE RENEE FITTS

Notice is given that Paige Brown, whose address is 11507 Charlotte Bronte Lane, White Plains, MD 20695, was on May 3, 2023 appointed personal representative of the small estate of Nicole Fitts AKA: Nicole Renee Fitts, who died on April 29, 2022 without a will.

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

All persons having any objection to the appointment 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.

**PAIGE BROWN**  
Personal Representative

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

Estate No. 127196  
144632 (5-25)

Linda M. Brown  
14405 Laurel Place Suite 316  
Laurel, MD 20707  
(240) 264-6087

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HAROLD TARBOX**  
AKA: HAROLD VINCENT  
TARBOX

Notice is given that Pamela Bertrand, whose address is 6420 Skipton Drive, Hanover, MD 21076, was on April 28, 2023 appointed Personal Representative of the estate of Harold Tarbox AKA: Harold Vincent Tarbox who died on January 20, 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 28th day of October, 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.

**PAMELA BERTRAND**  
Personal Representative

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

Estate No. 128575  
144633 (5-25,6-1,6-8)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VALERIE REBECCA MALONEY**

Notice is given that Ashlee Doris, whose address is 8007 Mandan Road, Greenbelt, MD 20770, was on May 17, 2023 appointed Personal Representative of the estate of Valerie Rebecca Maloney who died on April 20, 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 17th day of November, 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.

**ASHLEE DORIS**  
Personal Representative

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

Estate No. 129199  
144634 (5-25,6-1,6-8)

**THE PRINCE  
GEORGE'S  
POST  
Call  
3 0 1 - 6 2 7 - 0 9 0 0  
F a x  
3 0 1 - 6 2 7 - 6 2 6 0  
S U B S C R I B E  
T O D A Y !**

**LEGALS**

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

Plaintiffs

vs.

Joann Anderson  
Defendant

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

**CIVIL NO. C-16-CV-22-001010**

ORDERED, this 5th day of May, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7617 Fontainbleau Drive #2145, Hyattsville, 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 5th day of June, 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 5th day of June, 2023, next.

The report states the amount of sale to be \$54,000.00.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
144580 (5-11,5-18,5-25)

**NOTICE**

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

Plaintiffs

vs.

Estate of Velma McDonald  
Defendant

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

**CIVIL NO. C-16-CV-22-000810**

ORDERED, this 5th day of May, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12604 Sholton Street, 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 5th day of June, 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 5th day of June, 2023, next.

The report states the amount of sale to be \$315,000.00.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
144581 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHAEL R FLETCHER**

Notice is given that Sherile Fletcher, whose address is 7916 Cawker Avenue, Lanham, MD 20706, was on May 16, 2023 appointed Personal Representative of the estate of Michael R Fletcher, who died on March 24, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of November, 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.

**SHERILE FLETCHER**  
Personal Representative

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

Estate No. 129132  
144635 (5-25,6-1,6-8)

**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
2000	Nissan	Frontier	1N6DD2651YC316153
2017	Jeep	Renegade	ZACCJBAB9HPG20602
2010	Nissan	Rogue	JN8AS5MV3AW607742
2007	Honda	Pilot	5FNYP28427B036613
2009	Chevrolet	Cobalt	1G1AT58H197134550
2001	Buick	Lesabre	1G4HR54K91U202570
2010	Toyota	Camry	4T1BF3EK4AU568342
2013	Nissan	Sentra	3N1AB7AP7DL747299
2016	Dodge	Journey	3CPDCBGA4GT122761
2017	Nissan	Altima	1N4AL3AP4HC215714
2001	Mazda	626	1YVGF22C315250914
2003	Toyota	Camry	4T1BE32K73U128948
2002	Buick	Century	2G4W552JX21190917
2017	Hyundai	Sonata	5NPE34AF0HH539336
1997	Jeep	Cherokee	1J4GZ58S9VC643552
2011	GMC	Acadia	1GKKRSED1BJ149749
2010	Ford	Flex	2FMGK5BC5ABA57822
2013	Dodge	Charger	2C3CDXHG6DH563992
2020	Nissan	Altima	1N4BL4CV3LN317816
2006	Buick	Lacrosse	2G4WE587261219027
2013	Nissan	Altima	1N4AL3AP4DC282730
2007	Nissan	Murano	JN8AZ08T37W526675
2015	Audi	A6	WAUGFACFXN017191
2010	Volkswagen	Passat	WVVJW7AN2AP052895
2014	BMW	328i	WBA3A5C5EJ465088
2010	Audi	A5	WAULFAFR8AA052296

144623 (5-25)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners  
(Liquor Control Board)**

**REGULAR SESSION**

**JUNE 7, 2023**

- t/a El Rinconcito Restaurant & Carryout – Azeb Mesfin, Managing Member, Ana Rosa, Managing Member for a Class B, Beer, Wine, and Liquor for the use of El Rinconcito Restaurant Carryout, LLC, t/a El Rinconcito Restaurant & Carryout, 7443 Annapolis Road, Landover Hills, Maryland 20784. The Board will review the establishment's conduct for the last six (6) months and determine how to proceed with the provisional SEP – Represented by Linda Carter, Esquire.
- t/a Rincon Escondido Deli Bar and Restaurant, Esmeralda Olmos Rosa, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of Rinco Escondido Deli Bar and Restaurant, LLC, t/a Rincon Escondido Deli Bar and Restaurant, 5701 Columbia Park Road, Cheverly, Maryland 20785. – Request for a Special Entertainment Permit.
- t/a Drinx Market, Vera Nikolaeva, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor for the use of Triangle Liquors, Inc., 1409 Ritchie Marlboro Road, Capitol Heights, Maryland 20743. Request for a Delivery Permit.
- t/a Tubby's, Mihir B. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Somnath Corp., 5701 Sandy Springs Road, Laurel, Maryland 20707 Request for a Delivery Permit.
- t/a Zheng's Restaurant, Ming Xi Lu, Vice President, Yang Jian Lu, President for a Class D(R), Beer for the use of Lizhang, Inc, 6019 66th Avenue, Riverdale Park, Maryland 20737. – Request for an Alcoholic Beverage Conversion.
- t/a Woodyard Market, 2023-2024 Renewal Protest. Represented by Vinayak Saxena, Esquire.
- Beatrice A. Mananga, Managing Member, t/a Kitchen Near You, 5321 Ager Road Hyattsville, Maryland 20782, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regula-

tions for Prince George's County. To wit; on or about Wednesday, March 8, 2023, at approximately 7:30 p.m., Inspectors Bagby, Hamilton and Pascual of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 5321 Ager Road, Hyattsville, MD. Inspector Hamilton observed a box of Champagne Moet dated November 2021, with a label with a different establishment's name. 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.

8. Paulos Araya, President, t/a Peoples Convenience Store, 4025 Silver Hill Road Silver Hill, Maryland 20746, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of 4-604. Grounds for revocation or suspension. (b) (8) on-premises possession of an alcoholic beverage that a license holder is not licensed to sell of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. NO. 6 - Drinking or Possession of Alcoholic Beverages not Authorized Under License of the Rules and Regulations for Prince George's County. To wit; on Wednesday, March 22, 2023, at approximately 5:30PM, Inspector Price entered Peoples Convenience Store located at 4025 Silver Hill Road, Silver Hill MD 20707, and observed 63 bottles of wine containing 16% of alcohol which for this license is only authorized to sell 15.5% or lower. 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, June 7, 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](mailto: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  
May 19, 2023

144643 (5-25,6-1)

*The Prince  
George's Post*

Call: 301-627-0900 | Fax: 301-627-6260

**LEGALS**

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

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

4503 39TH PLACE  
BRENTWOOD, MD 20722

Under a power of sale contained in a certain Deed of Trust from Dorothy E. Avent, and Jimmy A. Avent, dated March 31, 2007 and recorded in Liber 27612, Folio 008 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on August 29, 2000, in the Land Records of Prince George's County at Liber No. 14019, Folio 149, and further modified by Loan Modification Agreement recorded on November 7, 2011, in the Land Records of Prince George's County at Liber No. 33084, Folio 152, with an original principal balance of \$230,000.00, and an original interest rate of 4.500%, 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 **JUNE 13, 2023 AT 10:22 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 #: 425519)

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

144625 (5-25,6-1,6-8)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH MCCULLOUGH**

Notice is given that Hattie McCullough, whose address is 3448 Old Silver Hill Road, Suitland, MD 20746, was on May 11, 2023 appointed Personal Representative of the estate of Joseph McCullough, who died on March 31, 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 11th day of November, 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.

HATTIE MCCULLOUGH  
Personal Representative

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

Estate No. 129183

144637 (5-25,6-1,6-8)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VONDA L BROWN**

Notice is given that Tamika L. Culver, whose address is 766 Harvest Grove Trail, Dover, DE 19901, was on May 17, 2023 appointed Personal Representative of the estate of Vonda L. Brown, who died on April 19, 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 November, 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.

TAMIKA L. CULVER  
Personal Representative

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

Estate No. 129324

144638 (5-25,6-1,6-8)

**LEGALS**

**LEGAL NOTICE  
CITY OF BOWIE, MD**

Ordinance O-6-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023, as Embodied in Ordinance O-1-22, and Amended by O-5-22 to Appropriate Funds to Update Audio/Visual Technology at the Bowie Senior Center; to Replace Sixteen (16) Roof Top HVAC Units at Kenhill Center; and to Install Additional Fire Suppression Materials to the IT Server Room.

**PASSED** by the Council of the City of Bowie, Maryland at a Regular Meeting on May 15, 2023.

Alfred D. Lott  
City Manager

144641 (5-25)

**LEGALS**

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

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

6810 PICKETT DRIVE  
SUTTLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Charles E. Lynch, dated July 20, 2018, and recorded in Liber 41191 at folio 470 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, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**JUNE 13, 2023  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be paid 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 # 23-600027)

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

144624 (5-25,6-1,6-8)

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

**LEGALS**

**SUMMARY NOTICE OF SALE**

**PRINCE GEORGE'S COUNTY, MARYLAND**

\$238,815,000\*  
General Obligation  
Consolidated Public Improvement and Refunding Bonds,  
Series 2023A (the "Bonds")

Prince George's County, Maryland, a body corporate and politic (the "County"), intends to receive electronic proposals via BiDCOMP/PARITY® on:

**WEDNESDAY, JUNE 7, 2023**

until 10:45 a.m., Prevailing Eastern Time, for the purchase of the above-referenced Bonds of the County.

The Bonds will be dated the date of issuance and bear interest payable beginning on February 1, 2024, and semiannually thereafter on each August 1 and February 1, until maturity or earlier redemption. All proposals must be submitted through BiDCOMP/PARITY®. Bids will be accepted pursuant to the Notice of Sale for the Bonds.

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notice of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY®. The County reserves the right to reject any or all bids.

In addition, notice of any day, other than Wednesday, June 7, 2023, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY®.

Each bid must conform to the terms and conditions set forth in the Notice of Sale. This announcement does not constitute the solicitation of bids to purchase the Bonds. The sale of the Bonds shall be made exclusively pursuant to the terms of the Notice of Sale.

The legislation authorizing the issuance of the Bonds was approved by the County Council on April 11, 2023, signed by the County Executive on April 20, 2023, and is expected to become effective on June 4, 2023. Bond sale is scheduled to occur after the effective date of the authorizing legislation.

The Notice of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 30, 2023 at [www.i-dealprospectus.com](http://www.i-dealprospectus.com) or from the County's Financial Advisor: Public Resources Advisory Group, by contacting Monika Conley at (917) 749-2426 ([mconley@pragadvisors.com](mailto:mconley@pragadvisors.com)) or Christian Lund at (615) 812-3358 ([clund@pragadvisors.com](mailto:clund@pragadvisors.com)).

**PRINCE GEORGE'S COUNTY, MARYLAND**

By **Angela D. Alsobrooks**  
County Executive

\*Preliminary, subject to change.  
144639 (5-25,6-1)

**LEGALS**

**NOTICE OF PASSED ORDINANCE**

The Mayor and City Council of the Town of Colmar Manor, Maryland, passed Ordinance O-04-2023 on December 13, 2022.

**ORDINANCE O-04-2023**

**TRAFFIC CONTROL SIGNAL MONITORING & SPEED CAMERA MONITORING SYSTEMS, FINES, & RELATED FEES**

**AN ORDINANCE** to amend the Town of Colmar Manor Code regarding the designation of residential zones along with school zones to further authorize the operation of speed camera monitoring systems and traffic signal monitoring systems within the corporate limits of the Town and to provide for certain fines for violations and certain fees in connection therewith, and to provide for certain violations, fines, fees and other provisions pertaining to said systems.

This ordinance took effect on January 12, 2023.

The Mayor and City Council of the Town of Colmar Manor, Maryland, passed Ordinance O-05-2023 on May 9, 2023.

**ORDINANCE O-05-2023**

**LICENSES**

**AN ORDINANCE** of the Mayor and Town Council of the Town of Colmar Manor to amend the Town of Colmar Manor Code Article 6 "Licenses", establishing fees and processes for obtaining a business license within the Town.

This ordinance will take effect on June 8, 2023.

Further information may be obtained from the Colmar Manor Town Hall, 3701 Lawrence Street, Colmar Manor, MD 20722, between 9 a.m. and 5 p.m., Monday through Friday, or by contacting the Town Administrator, gholcomb@colmarmanor.org.

144627 (5-25)

**LEGALS**

**Charter Resolution No. 179**

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 179 on May 22, 2023 amended Article 300 of the City of Laurel Charter to amend Section 357, to allow for Collective Bargaining for Certain Employees of the Department of Public Works as follows:

**CHARTER AMENDMENT:**

Section 357. Collective Bargaining

The Mayor and City Council of Laurel are hereby authorized to collectively bargain with certain police officers of the Laurel City Police Department and certain employees of the Department of Public Works. Subsequent negotiations shall be determined by such Labor code or the initial collective bargaining agreement.

The date of adoption of this Charter Resolution is the 22nd day of May, 2023, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 12th day of July, 2023 unless on or before the 3rd day of July, 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](mailto:clerk@laurel.md.us)

144642 (5-25,6-1,6-8,6-13)

**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 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: **06/07/2023**.

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

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

2008 BMW	550I	MD	6DP7123	WBANW53568CT50054
2005 LAND ROVER	RANGE ROVER	PA	4120492	SALME11465A185966
2003 FORD	RANGER			1FTYR10U83TA32831
2002 GMC	ENVOY	VA	UTF9252	1GKDT135622334976
2003 HONDA	ACCORD			1HGCM66573A082753
1994 MAZDA	PROTÉGÉ	MD	WJK605	JM1BG2248P0611565
1993 FORD	BRONCO	MD	Z38700	1FMEU15N2PLA69104
2003 KIA	SORENTO			KNDJD733735051462

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

2003 CADILLAC	ESCALADE			1GYEK63N13R12717
2001 AUDI	TT	MD	1AM1963	TRUWT28N111005769
2004 INFINITI	G35	MD	7EF1187	JNKC54E64M808321
2013 FORD	ESCAPE			1FMCU0GX8DUD33593
2002 NISSAN	MAXIMA	VA	P86573	JN1DA31A92T316461
2013 CHRYSLER	2000	MD	2EA0609	1C3CCBCG5DN737409

144653 (5-25)

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



**LEGALS**

**ENACTED BILLS**

COUNTY COUNCIL OF  
PRINCE GEORGE'S COUNTY, MARYLAND

**CB-003-2023 (DR-2) - AN ORDINANCE CONCERNING APPLICATION-SPECIFIC REVIEW PROCEDURES AND STANDARDS—DETAILED SITE PLANS AND EXCEPTIONS** for the purpose of amending the decision standards for approval of detailed site plan and special exception applications to include master plan consistency as a required standard for site plan approval.

ENACTED: 3/7/2023; EFFECTIVE: 4/24/2023

**CB-004-2023 (DR-2) – AN ACT CONCERNING A PILOT LABOR AGREEMENT** for the purpose of establishing a pilot project labor agreement targeting Prince George's County Department of Public Works and Transportation CIP 4.66.0002 Curb and Road and Rehabilitation 2 construction projects that create entry-level positions for residents that are both necessary and desirable.

ENACTED: 2/14/2023; SIGNED: 2/17/2023; EFFECTIVE: 4/4/2023

**CB-005-2023 (DR-2) - AN ORDINANCE CONCERNING GENERAL PROVISIONS—DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE—GAS STATION USES** for the purpose of amending the time period in the Zoning Ordinance for development of Gas Station uses pursuant to the prior Ordinance.

ENACTED: 3/7/2023; EFFECTIVE: 4/24/2023

**CB-006-2023 (DR-2) - AN ACT CONCERNING LANDLORD REPORTING OF TENANT'S RENTAL PAYMENTS TO MAJOR CREDIT BUREAUS** for the purpose of creating a pilot program that will require landlords with a certain amount of dwelling units to give their tenants the option of having their rental payments reported by a third-party service, or the landlord, or otherwise to at least one of the three major credit bureaus; providing for the reporting of timely payments; providing for a certain fee; providing for failure to pay a certain fee; providing for a tenant's right to terminate rent reporting; and generally related to tenants' consumer credit rights.

ENACTED: 2/28/2023; SIGNED: 3/2/2023; EFFECTIVE: 4/17/2023

**CB-007-2023 (DR-4) - AN ACT CONCERNING RENT STABILIZATION ACT OF 2023** for the purpose of temporarily amending the Landlord-Tenant Code to limit landlords' ability to increase rent for certain tenants above a certain amount; providing for certain exemptions; providing that existing obligations or contract rights may not be impaired by this Act; and generally relating to rent restrictions for residential leases and rental dwelling units.

ENACTED: 2/28/2023; SIGNED: 3/2/2023; EFFECTIVE: 4/17/2023

**CB-008-2023 (DR-3) - AN ACT CONCERNING PRIVATE SECURITY CAMERA INCENTIVE PROGRAM** for the purpose of establishing a Private Security Camera Incentive Program that would encourage businesses and homeowners to set up cameras to increase security surveillance. Nationally, crime and illegal dumping is on the rise and establishing more surveillance would assist public safety in keeping our communities safe and clean.

ENACTED: 3/21/2023; UNSIGNED 4/11/2023; EFFECTIVE: 5/27/2023

**CB-009-2023 (DR-3) – AN ORDINANCE CONCERNING TOBACCO SHOPS, ELECTRONIC CIGARETTE SHOPS, OR RETAIL TOBACCO BUSINESSES** for the purpose of amending the Zoning Ordinance to include reasonable parameters as to hours of operation, sign displays as a criteria for approval of Special Exceptions; amending the Zoning use tables concerning such use in Non-Residential Base Zones, Transit Oriented / Activity Center Base Zones, and Planned Development Zones, for Tobacco Shops, Electronic Cigarette Shops, or Retail Tobacco Business uses; and providing for an amortization period by December 31, 2025, in furtherance of the public safety, health, and welfare of citizens and residents of Prince George's County.

ENACTED: 3/7/2023; EFFECTIVE: 4/24/2023

**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.

ENACTED: 4/11/2023; SIGNED: 4/20/2023; EFFECTIVE: 6/5/2023

**CB-011-2023 (DR-3) – AN ORDINANCE CONCERNING CONSOLIDATED STORAGE** for the purpose of prohibiting Consolidated Storage in certain Non-Residential and Transit-Oriented / Activity Center Base Zones of Prince George's County; providing a limited transition period subject to additional development requirements; defining community non-profit space; and specifying that existing uses shall not be deemed nonconforming.

ENACTED: 3/28/2023; EFFECTIVE: 5/15/2023

**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 bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the

**LEGALS**

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 limitation 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 clear water projects when due; covenanting or providing for 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 connections 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.

ENACTED: 4/11/2023; SIGNED: 4/20/2023; EFFECTIVE: 6/5/2023

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

ENACTED: 4/4/2023; EFFECTIVE: 4/4/2023

**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.

ENACTED: 4/11/2023; SIGNED: 4/20/2023; EFFECTIVE: 6/5/2023

**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.

ENACTED: 4/11/2023; SIGNED: 4/20/2023; EFFECTIVE: 6/5/2023

**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.

ENACTED: 4/11/2023; SIGNED: 4/20/2023; EFFECTIVE: 6/5/2023

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

Copies of these documents are available for viewing online at <https://pgccouncil.us/LZIS>.

144651 (5-25)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, JUNE 13, 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, June 13, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**COUNCIL RESOLUTIONS**

**CR-045-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of committing and allocating the amount of three million, five hundred dollars (\$3,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Park Place at Addison Park project, and eligible activity, for gap financing of new affordable housing construction.

**CR-046-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Cottage City Towers project, an eligible activity, for gap financing necessary for the preservation of affordable housing.

**CR-047-2023 – A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of committing and allocating the amount of three million dollars (\$3,000,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program to the 210 on the Park project, an eligible activity, for gap financing of new affordable housing construction.

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](mailto: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.

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

144646 (5-25,6-1)

**LEGALS**

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

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

6006 ROSE BAY DRIVE  
FORESTVILLE, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Marlene E. McKnight aka Marlene E. Turner, dated June 6, 2006, and recorded in Liber 25351 at folio 120 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, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 6, 2023

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600876)

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

144594 (5-18,5-25,6-1)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

WILLIE ADAMS (DECEASED)  
GAIL C. ADAMS (DECEASED)  
12420 Alamance Way  
Upper Marlboro, MD 20772  
Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-22-000008

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12420 Alamance Way, 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 5th day of June, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$497,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

144595 (5-18,5-25,6-1)

**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.

Vanikwa R. Cooper  
a/k/a Vanikwa Cooper  
3819 Saint Barnabas Road, Apt 103  
Suitland, MD 20746  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-23-000147

Notice is hereby given this 9th day of May, 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 9th day of June, 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 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$100,590.15. The property sold herein is known as 3819 Saint Barnabas Road, Apt 103, Suitland, MD 20746.

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

True Copy—Test:  
Mahasin El Amin, Clerk

144601 (5-18,5-25,6-1)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

VERONICA E. THOMAS  
ULRIC THOMAS  
6900 Greenboro Lane  
Fort Washington, MD 20744  
Defendant(s).

In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 19-30226

Notice is hereby given this 3rd day of May, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6900 Greenboro Lane, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 5th day of June, 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 5th day of June, 2023.

The report states the purchase price at the Foreclosure sale to be \$397,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

144586 (5-18,5-25,6-1)

**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.

Oni Crawford, Personal Representative for the Estate of Clarissa Crawford  
4016 Murdock Street  
Temple Hills, MD 20748  
Defendant

In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-23-000246

Notice is hereby given this 9th day of May, 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 9th day of June, 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 9th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$200,000.00. The property sold herein is known as 4016 Murdock Street, Temple Hills, MD 20748.

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

True Copy—Test:  
Mahasin El Amin, Clerk

144602 (5-18,5-25,6-1)

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