

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

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

4903 CHURCH ROAD **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Irene M. Baldwin, dated April 11, 2016 and recorded in Liber 38259, Folio 529 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$645,000.00 and an original interest rate of 3.281%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 27, 2023 AT 10:55 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 condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$44,000,00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase many at the pate rate from the date of foreclosure aution to the chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer fa-cilities charges, or front foot benefit payments, are payable by the 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 Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses f resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457592)

> Richard E. Solomon, et al., Substitute Trustees



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

8712 JOLLY LANE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Claire R Kipila, dated August 18, 2009, and recorded in Liber 31207 at folio 323 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 27, 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 dis-cretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the Is the successful block, the deposit requirement is warved. 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 5.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Pur-chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604253)

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



LEGALS

PRINCE GEORGES'S COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT COMMUNITY PLANNING AND DEVELOPMENT DIVISION

NOTICE OF FUNDING AVAILABILITY (NoFA)

Prior Year Funds Reprogramming for Affordable Housing, Economic Development and Public Facility/Infrastructure

The Prince George's County Department of Housing and Community Development (DHCD) will be accepting Community Development Block Grant (CDBG) Program applications for Program Year (PY) 48R (Reprogramming), covering County Fiscal Year 2023, specifically for shovel-ready Affordable Housing, Economic Development and Public Facilities and Infrastructure Projects. Applications will be available online starting Thursday, June 15, 2023. The application submission deadline will be Monday, July 17, 2023, at 5:00 p.m.

CDBG funds promote viable communities by providing decent housing, suitable living environments, and expanding economic opportunities to low and moderate-income persons. The County anticipates allocating approximately one million, two hundred thousand dollars (\$1,200,000.00) and up to one million, five hundred thousand dollars (\$1,500,000.00) of CDBG Reprogramming funds. Reprogramming funds are remaining balances from completed CDBG activities and Program Income available from CDBG PY 44. Applications will be accepted, and consideration will be given to shovel ready projects (projects that have a pending or an existing approved Environmental Review Record) for the following funding categories: Affordable Housing, Economic Development and Public Facilities and Infrastructure. Please note that applicants with outstanding prior years funding, including Program Year 45 and prior, may not be eligible for funding.

The CDBG application for PY 48R will be available on-line at the Prince George's County Department of Housing and Community Development's website:

http://www.princegeorgescountymd.gov/1106/Community-Development -Block-Grant or by email upon request by to CDBGCPD@co.pg.md.us.

Application/Proposals must be submitted by email no later than Monday, July 17, 2023, by 5:00 P.M.

to:

CDBGCPD@co.pg.md.us

Please identify in your email request, PY 48R application

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: June 15. 2023

<u>144785</u>

(6-15)

DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE DIVISIÓN DE PLANIFICACIÓN Y DESARROLLO

LEGALS

COMUNITARIO

NOTIFICACIÓN DE DISPONIBILIDAD DE FINANCIACIÓN (NoFA, en inglés)

Reprogramación de fondos del año anterior para viviendas asequibles, desarrollo económico y instalaciones públicas o infraestructuras

auctioneers

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

144687

Kristen M. Lohmeyer, Esq. Ally Legal Planning 5560 Sterrett Place, Suite 310 Columbia, MD 21044 410-746-0113

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELEANOR SLAYTON

Notice is given that Charlotte Slayton Kaetzel, whose address is 629 Milokai Street, Kailua, HI 96734, was on May 19, 2023 appointed Per-sonal Representative of the estate of Mary Eleanor Slayton, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of November, 2023.

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

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

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

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

CHARLOTTE SLAYTON KAETZEL Personal Representative

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

Estate No. 129309

(6-8,6-15,6-22)

144704

Nicole T. Livingston, Esquire Council, Baradel, Kosmerl & Nolan, P.A. 125 West Street, 4th Floor Annapolis, Maryland 21401 410-268-6600

(6-8,6-15,6-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ADRIAN CLEMENTS

Notice is given that Frances Clements, whose address is 5507 Noble Effort Court, Bowie, MD 20720, was on May 25, 2023 ap-pointed Personal Representative of the active of Advine Clements who the estate of Adrian Clements who died on March 28, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of November, 2023.

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

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

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

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

FRANCES CLEMENTS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129412 (6-8,6-15,6-22) 144709

George's

Post

Newspaper

Call

301-627-0900

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Fax

del condado de Prince George recibirá solicitudes para el Programa de Subvención en Bloque para el Desarrollo Comunitario (CDBG, en inglés) para el año de programa (PY, en inglés) 48R (reprogramación), que cubre el año fiscal 2023 del condado, específicamente para Proyectos de Viviendas Asequibles, Desarrollo Económico e Instalaciones e Infraestructura Públicas listos para ser ejecutados. Las solicitudes estarán disponibles en línea a partir del **jueves 15 de junio de 2023**. El plazo de presentación de las solicitudes finalizará el lunes 17 de julio de 2023 a las 5:00 p.m.

Los fondos del CDBG promueven comunidades viables proporcionando viviendas dignas, entornos de vida adecuados y ampliando las oportunidades económicas de las personas con ingresos bajos y moderados. El condado prevé asignar aproximadamente un millón doscientos mil dólares (\$1,200,000.00) y hasta un millón quinientos mil dólares (\$1,500,000.00) en fondos de reprogramación del CDBG. Los fondos de reprogramación son saldos remanentes de actividades finalizadas del CDBG e ingresos del programa disponibles del año de programa 44 del CDBG. Se aceptarán solicitudes y se tendrán en cuenta los proyectos listos para ser ejecutados (proyectos que tengan un registro de revisión medioambiental pendiente o ya aprobado) para las siguientes categorías de financiación: viviendas asequibles, desarrollo económico, e instalaciones e infraestructuras públicas. Tenga en cuenta que los solicitantes con financiación pendiente de años anteriores, incluido el año del programa 45 y anteriores, pueden no ser elegibles para la financiación.

La solicitud del CDBG para el año del programa 48R estará disponible en línea en el sitio web del Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George:

http://www.princegeorgescountymd.gov/1106/Community-Development -Block-Grant o por correo electrónico si lo solicita CDBGCPD@co.pg.md.us.

Las solicitudes o propuestas deberán enviarse por correo electrónico

a más tardar el

lunes 17 de julio de 2023 antes de las 5:00 p.m.

a: CDBGCPD@co.pg.md.us

Indique en su solicitud por correo electrónico que corresponde a la solicitud del año del programa 48R.

El condado de Prince George promueve afirmativamente la igualdad de oportunidades y no discrimina por motivos de raza, color, sexo, religión, origen étnico o nacional, discapacidad o situación familiar en la admisión o el acceso a los beneficios de los programas o las actividades.

Con la autorización de: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 500 Largo, Maryland 20774 Fecha: 15 de junio de 2023

<u>144786</u>

(6-15)

Deadline for ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS:

Due to the upcoming July 4 holiday, The Prince George's Post will have early deadlines for the July 6, 2023 edition: NOON on FRIDAY, JUNE 30, 2023. No exceptions.

Thank you!

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LEGALS

NOTICE

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

v.

Antwan D. Jordan 9605 Tellico Place Clinton, MD 20735

In the Circuit Court for Prince George's County, Maryland Case No. CAEF18-07840

Notice is hereby given this 26th 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 26th 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 26th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$485,500.00. The property sold herein is known as 9605 Tellico Place, Clinton, MD 20735.

MAHASIN E	
Clerk of the Ci	rcuit Court
Prince George's	County, MD
True Copy—Test:	
Mahasin Él Amin, C	Clerk
144682	(6-1,6-8,6-15)

ORDER OF PUBLICATION **BY POSTING**

QUEENETH CHUKUNDAH

Plaintiff,

VS

JOHNSON CHUKUNDAH Defendant

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-000425

ORDERED, ON THIS 26th day of May, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, JOHNSON CHUKUNDAH, is hereby notified that the Plaintiff, has filed an AMENDED COMPLAINT FOR ABSOLUTE DIVORCE naming them as the defendant and seeking the divorce on the grounds of Twelve-Month Separation, and stating that the Defendant's last known address is 11713 BASSWOOD DR, LAUREL MD, 20708, and therefore it is;

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

NOTICE

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

Larry Goodwyn 13001 Forest Drive Bowie, MD 20715

v.

Defendant

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF22-00462

Notice is hereby given this 26th day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of June, 2023. The Report of Sale states the

amount of the foreclosure sale price to be \$541,000.00. The property sold herein is known as 13001 Forest Drive, Bowie, MD 20715.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144683 (6-1,6-8,6-15)

ORDER OF PUBLICATION **BY POSTING**

MAURICE J WILKINS

Plaintiff,

vs.

IVY FRANCES POWELL Defendant

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-000985

ORDERED, ON THIS 26th day of May, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **IVY FRANCES POWELL**, is hereby no-tified that the Plaintiff, has filed a **Complaint for Absolute Divorce** naming them as the defendant and seeking the Divorce on the Grounds of Twelve-Month Separation, and stating that the Defendant's last known address is LARGO, MARY-LAND 20774, and therefore it is;

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANITA M LIGHTNING

Notice is given that Tyrene L Huff, whose address is 3651 Lenox Rd. NE Unit 1064, Atlanta, GA 30305, was on April 17, 2023 appointed Personal Representative of the estate of Anita M Lightning who died on September 10, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th 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 under-signed on or before the earlier of the following dates:

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

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

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

TYRENE L HUFF Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127909 (6-1,6-8,6-15) 144672

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF SHIRLEY G FARKAS

Notice is given that Terrance D Williams, whose address is 3107 Lassie Avenue, Suitland, MD 20746, was on May 22, 2023 appointed Per-sonal Representative of the estate of Shirley G Farkas, who died on May 26, 2022 without a will

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney. Any person having a claim against

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

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

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

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

A claim not presented or filed on or before that date, or any extension

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

tained from the Register of Wills.

TERRANCE D WILLIAMS

UPPER MARLBORO, MD 20773-1729

Estate No. 125493

(6-1,6-8,6-15)

Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

Ethel Mitchell 8403 Colesville Road Suite 1100 Silver Spring, MD 20910 240-638-2828

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate court of Cuyahoga county, Ohio appointed Attorney Carmen M. Verhosek, whose ad-dress is 5455 Detroit Road, Sheffield Village, OH 44054, as the Personal Representative of the Estate of James Reginald Turner who died on April 26, 2022 domiciled in Ohio,

The Maryland resident agent for service of process is Monique Cabiness, whose address is 16425 Ellipse Terrace, Bowie, MD 20716.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY All persons having claims against

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

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

CARMEN M. VERHOSEK Foreign Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773

Estate No. 129224 144763 (6-15,6-22,6-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

SHIRLEY Y BELL Notice is given that Lloyd Francis Hart, whose address is 6304 Merna Lane, Lanham, MD 20706, was on May 16, 2023 appointed Personal Representative of the estate of Shirley Y Bell who died on May 7, 2020 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 represenitive or the attorney

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JESSE H COLBERT

Notice is given that Yvonne M Colbert, whose address is 2920 November Court, Bowie, MD 20716, was on March 14, 2023 appointed Personal Representative of the estate of Jesse Colbert who died on February 18, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of September, 2023.

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

YVONNE M COLBERT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128377

(6-1,6-8,6-15)

144671

LEGALS

Nancy L. Miller, Esq 8808 Old Branch Avenue Clinton, MD 20735 301-868-2350

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS J EVANS

Notice is given that Quentin Evans, whose address is 12918 Jervis St, Clinton, MD 20735, was on March 7, 2023 appointed Personal Representative of the estate of Phyllis J Evans who died on February 14, 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY HELENA PENDERGRAPH

Notice is given that Charles Smith, whose address is 11604 35th Place, Beltsville, MD 20705, was on May 19, 2023 appointed Personal Repre-sentative of the estate of Mary He-lena Pendergraph, who died on January 12, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of November, 2023.

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

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

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

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

CHARLES SMITH Personal Representative

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

Estate No. 129233 144675 (6-1,6-8,6-15)

Linda M. Brown Esquire 14405 Laurel Place Suite 316 Laurel, Maryland 20707 240-264-6087

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Teri Burns, whose address is 8510 Portsmouth Drive, Laurel, MD 20708, was on

May 19, 2023 appointed Personal Representative of the estate of Ed-

ward Allen Burns who died on Feb-

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

EDWARD ALLEN BURNS

ruary 14, 2023 with a will.

tative or the attorney.

IN THE ESTATE OF

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consec-utive weeks and provide proof of publication to the Court; and it is further further

ORDERED, said posting to be completed by the 25th day of June, 2023, and it is further;

ORDERED that the DEFEN-DANT, **JOHNSON CHUKUN-DAH,** IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 25th 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

144680 (6-1,6-8,6-15)

LEGALS

MECHANIC'S

LIEN SALE

Under and by virtue of Commer-cial Law, Section 16–207 of the An-notated Code of Maryland, the undersigned lienor will sell the following vehicle(s) at public auction for storage, repairs, and other law-ful charges on:

> JUNE 19, 2023 AT 10:00 AM

2013 Chevrolet Traverse Vin: 1GNKVFED8DJ101397

2018 Chevrolet Impala Vin: 2G1105S35J9132471

2017 Hyundai Sonata Vin: 5NPE24AF3HH582975

Sale to be held at: 1500 Pointer Ridge Rd Bowie, MD 20716

Contact Paul 240-394-3268

144727

<u>144741</u> (6-8,6-15)

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 25th day of June, 2023, and it is further;

ORDERED that the DEFEN-DANT, **IVY FRANCES POWELL**, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th DAY OF JULY , 2023, MAY RESULT IN THE CASE PRO-CEEDING 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 <u>144681</u> (6-1,6-8,6-15) <u>144677</u>

LEGALS

City of Hyattsville Police Department Unclaimed Property Auction

"The City of Hyattsville Police Department currently has the following unclaimed properties in storage. Certified letters have been issued to the last known owners with an intent to sell. All property remaining unclaimed will be publicly auctioned off to the highest bidder, through GovDeals.com, starting July 6, 2023.

If you recently received a letter from the Department or believe you may be the owner of an item, please call (301) 985-5060 or email CIS@hyattsville.org.

Bikes/Scooters:

Silver/Black Trek 3900 (Frame Only) Blue Trek Multitrack 750 Hybris Bike Blue/Silver Lincoln Meteor Mountain Bike Black/Silver Peugeot Hurricane Creek Mountain Bike Red/Silver Gary Fisher Mountain Bike Black Trolle T8 (Three-wheel Scooter) Black Wolf Warrior Electric Scooter

Other Items:

Red Poulan Chain Saw Black Lucas hardshell Suitcase Black/Orange Slazenger Golf Bag w/ 14 clubs

(6-15,6-22)

Serving Prince George's County Since 1932

(1) Six months from the date of the Any person having a claim against decedent's death; or

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

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

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

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

LLOYD FRANCIS HART Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120452

144673 (6-1,6-8,6-15)

LEGALS

NOTICE

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

vs.

Maricruz White and Jamel White Defendants

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

CIVIL NO. CAEF22-07972

ORDERED, this 25th day of May, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6016 Purdun Drive, Temple Hills, Maryland 20748 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 26th day of June, 2023 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 26th day of June, 2023, next. The report states the amount of sale to be \$290,000.00.

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

(6-1,6-8,6-15)

144663

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this williched potice or other written 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.

QUENTIN EVANS Personal Representative

CERETA A. LEE CERETA A. LEE REGISTER OF WILLS FOR REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY P.O. Box 1729 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128317 (6-8,6-15,6-22) <u>144710</u> 144670

Deadline for ALL LEGAL ADVERTISING

SUBMISSIONS AND CANCELLATIONS:

Due to the upcoming July 4 holiday,

The Prince George's Post will have early deadlines for

the July 6, 2023 edition: NOON on

FRIDAY, JUNE 30, 2023. No exceptions.

Thank you!

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of

November, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wille with a conv to the updar of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

TERI BURNS Personal Representative

UPPER MARLBORO, MD 20773-1729 Estate No. 128619 (6-1,6-8,6-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WESLEY SUTTON

Notice is given that Randolph Brooks, whose address is 7262 Mahogany Drive, Hyattsville, MD 20785, was on February 27, 2023 appointed Personal Representative of the estate of Wesley Sutton, who died on December 28, 2022 without a will.

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

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

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

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

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

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

RANDOLPH BROOKS Personal Representative

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

	Estate No. 128099
144705	(6-8.6-15.6-22)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL

HARBOR PROPERTY OWNER'S

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-23-000866

NOTICE is hereby given this 26th

Plaintiff

Defendant(s)

ASSOCIATION, INC.

Merle C Stephenson

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE RICH MCCLAIN

Notice is given that Maurice E Rich, whose address is 3426 Brinkley Road, #203, Temple Hills, MD 20748, was on May 3, 2023 ap-pointed Personal Representative of the estate of Joyce Rich McClain, who died on March 6, 2023 without a will a will

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

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

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

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

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

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

MAURICE E RICH Personal Representative

CERETA A. LEE REGISTER OF WILLS PRINCE GEORGE'S C	
P.O. Box 1729 Upper Marlboro,	MD 20773-1729
	Estate No. 128588
144706	(6-8,6-15,6-22)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Bridgett Finney, whose address is 5010

Eisenhower Avenue, #301, Alexan-dria, VA 22304, was on May 4, 2023

appointed Personal Representative

of the estate of Barbara Jean Finney,

who died on February 7, 2023 with-

Further information can be ob-

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

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

their objections with the Register of

Wills on or before the 4th day of No-

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

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

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

other delivery of the notice.

BRIDGETT FINNEY

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

144707

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 128742

(6-8,6-15,6-22)

tative or the attorney.

vember, 2023.

decedent's death; or

IN THE ESTATE OF BARBARA JEAN FINNEY

out a will.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MATTHEW N KATSULERES

Notice is given that Tracy Span, whose address is 6 Plum Lane, P.O. Box 427, Fredericktown, PA 15333, was on May 9, 2023 appointed Per-sonal Representative of the estate of Matthew N Katsuleres, who died on November 14, 2022 without a will.

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

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

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

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

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

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

TRACY SPAN Personal Representative

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

Estate No. 128327

144708 (6-8,6-15,6-22)

File No. 22-PG-RT-1013

ORDER OF PUBLICATION

RTLF-MD, LLC C/o William M. O'Connell, Esquire Law Office of William M. O'-Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff

vs.

Antaeus Smith, and Prince George's County, Maryland,

And

as:

Defendant(s) All other persons having or claim-In the Circuit Court for ing to have an interest in the property situate and lying in Prince

NOTICE is hereby given this 31st

ORDER OF PUBLICATION **BY POSTING**

PAUL JASON HERRING Plaintiff,

vs.	
ANGELINA MARROW	MICHELLE
MARKOW	

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-002375

LEGALS

Jeffrey K. Gordon, Esq.

Tobin, O'Connor & Ewing

5335 Wisconsin Avenue, NW #700 Washington, DC 20015

202-362-5907

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA JOYCE ANN HOLLISTER OKPAH

Notice is given that Constance

Thompson, whose address is 100 Denny Way, Unit 402, Seattle WA

98109, was on June 5, 2023 ap-pointed Personal Representative of the estate of Joyce Okpah AKAJoyce

Ann Hollister Okpah, who died on April 28, 2022 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

(1) Six months from the date of the

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

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or other delivery of the notice.

or before that date, or any extension

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

CONSTANCE THOMPSON

tained from the Register of Wills.

Personal Representative

A claim not presented or filed on

decedent's death; or

IN THE ESTATE OF

JOYCE OKPAH

ORDERED, ON THIS 1st day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **ANGELINA** MICHELLE MARROW, is hereby notified that the Plaintiff, has filed a COMPLAINT TO ESTABLISH CHILD CUSTODY, ACCESS AND **CHILD SUPPORT** naming them as the defendant and stating that the Defendant's last known address is 920 5TH ST, LAUREL, MD 20707, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, AN-GELINA MICHELLE MARROW,

ORDERED, said posting to be completed by the day of 1st day of July, 2023, and it is further;

OR BEFORE THE 31ST DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

Prince George's County, MD

UPPER MARLBORO, MD 20773-1729

LEGALS

ORDER OF PUBLICATION

Alyssa Maragh

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Plaintiff,

Estate No. 125218

Naomi Associates, et al. Defendants.

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

Case No.: C-16-CV-23-002501

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 6501 Valley Park Road, Capital erty, 6501 Valley Park Road, Heights, MD 20743 ("Property" Account Number 2105989, assessed to Defendant, Naomi Associates 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:

NOTICE OF REPORT OF SALE

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff v.

ARTHUR RAY BAKARI and Darlene Bakari

Defendant(s) In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-23-000882

NOTICE is hereby given this 30th day of May, 2023, by the Circuit Court for Prince George's County,

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Nathan K Son and Hoa Gam Ngyen Son

Prince George's County, Maryland Civil Case No. C-16-CV-23-000905

day of May, 2023, by the Circuit Court for Prince George's County,

ANGELINA Marrow	MICHELLE
	Defendant

in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consec-utive weeks and provide proof of publication to the Court; and it is further

ORDERED that the DEFEN-DANT, **ANGELINA MICHELLE MARROW**, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

144715 (6-8,6-15,6-22)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL

HARBOR PROPERTY OWNER'S

Robin Allen Gray and Jarvis Gray

ASSOCIATION, INC.

144760 (6-15,6-22,6-29)

V.

Plaintiff

Defendant(s)

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 by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2346.14. The property sold herein is One 413,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144692 (6-8,6-15,6-22)

that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2093.60. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144695 (6-8,6-15,6-22)

that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2144.38. The property sold herein is One 366,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN

144698 (6-8,6-15,6-22)

1829 King John Way, Unit 233 Upper Marlboro, MD 20772

George's County, Maryland known

Legal Description: 4,478 Sq.Ft. & Imps. Kings Council Condominium Unit 233 Account ID: 03-0219352 Deed Ref.: 45020/399 Assessed to: Smith, Antaeus, Defendants

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

C-16-CV-23-001240

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's ounty, Maryland and described as:

4829 King John Way, Unit 233, Upper Marlboro, MD 20772

Legal Description: 4,478 Sq.Ft. & Imps Kings Council Condominium Unit 233 Account ID: 03-0219352 Deed Ref.: 45020/399 Assessed to: Smith, Antaeus

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

from the date of sale has expired. It is thereupon this 30th 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 a newspaper having general cir-culation in Prince George's County once a week for three successive weeks, before the 23rd day of June, 2023, warning all persons interested in the said properties to be and ap-pear in this Court by the 1st day of August, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 144696 (6-8,6-15,6-22) Prince George's County, Maryland Civil Case No. C-16-CV-23-000997

In the Circuit Court for

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 572.65. The property sold herein is One 52,500/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Stan-dard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk (6-8,6-15,6-22) <u>144718</u>

Property Address: 6501 Vallev Park Road, Capital Heights, MD 20743

Description on Certificate:

The property in Seat Pleasant, 18th Election District of said County, described as follows:

Ege 8731

3,600.0000 Sq.Ft. Carmody Hills Lot 40 Blk T Assmt \$300 Lib 10490 Fl 139 and

assessed to Naomi Associates.

Tax ID No. 18-2105989 006501 Valley Park Road Capital Heights, MD 20743

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

It is thereupon this 30th 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 1st day of August, 2023, to redeem the property located at 6501 Valley Park Road, Capital Heights, MD 20743, Tax ID Number: 18-2105989, 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 144697 (6-8,6-15,6-22)

ADVERTISE! in The Prince George's Post

Call Today 301-627-0900

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

THE CITY OF BOWIE, MARYLAND SUMMARY OF BUDGET ORDINANCE O-5-23

The Adopted Budget Ordinance for Fiscal Year July 1, 2023, to June 30, 2024, appropriates monies on-hand and anticipated revenue for all the diverse funds of the City of Bowie. O-5-23 establishes a real property tax rate of \$.40 per one hundred dollars of assessed value and a personal property tax rate of \$1.00 per one hundred dollars of assessed value. It also establishes:

Special Taxing District 1 - University of Maryland Science and Technology Center Stormwater Management (Melford) - a tax at a rate of \$0.075 per hundred dollars of assessed value for all real property.

Special Taxing District 2 - Bowie Town Center (Centennial Park) Stormwater Management - a tax at a rate of \$0.017 per hundred dollars of assessed value for all real property.

Special Taxing District 5 - Highbridge Stormwater Management - a tax at a rate of \$0.008 per hundred dollars of assessed value for all real property.

Special Taxing District 6 - Gateway Stormwater Management - a tax at a rate of \$0.027 per hundred dollars of assessed value for all real property.

Special Taxing District 7 - Pin Oak Stormwater Management - a tax at a rate of \$0.038 per hundred dollars of assessed value for all real property.

Special Taxing District 8 - Elder Oak Stormwater Management - a tax at a rate of \$0.007 per hundred dollars of assessed value for all real property.

Special Taxing District 11 - Collington Stormwater Management - a tax at a rate of \$0.027 per hundred dollars of assessed value for all real property.

General Fund Revenues	<u>\$ 76,628,300</u>
General Fund Appropriations are:	
City Council	\$424,300
City Manager	1,743,400
Human Resources	932,700
Elections	85,700
Finance	1,563,400
Information Technology	4,281,900
Legal Services	202,500
Communications	947,500
Business Operations	1,882,000
City Clerk	247,000
Community Services	1,533,600
Building Maintenance	1,721,800
Planning Division	650,400
Sustainability Division	338,300
Economic Development	1,192,800
Housing Inspection and Code Compliance	1,077,900
Emergency Management	623,100
Police Department	15,699,400
Public Works Administrative	2,435,300
Equipment Maintenance and Garage	933,400
Solid Waste	8,377,000
Street Maintenance	8,323,000
Stormwater Management	825,400
Stormwater Management - Special Tax Districts	15,500
Senior Services	1,487,300
Youth Services Bureau	1,505,800
Animal Control Program	263,000
Recreation and Parks	1,467,900
Bowie Playhouse	227,800
Parks and Grounds	4,664,100
Ice Arena	1,271,800
Historic Properties	761,600
Gymnasium	948,200
Debt Service	2,219,200
Unclassified and Non-departmental	881,700
Transfers	<u>4,872,600</u>

LEGALS

RECORD OF DECISION FOR THE U.S. FOOD AND DRUG ADMINISTRATION, MUIRKIRK ROAD CAMPUS, PRINCE GEORGE'S COUNTY, LAUREL, GS۵ MARYLAND

Notice of Availability

The U.S. General Services Administration (GSA) issued a Record of Decision (ROD) for the U.S. Food and Drug Administration (FDA) Muirkirk Road Campus Master Plan in Laurel Maryland on June 16, 2023. The ROD was prepared in accordance with the National Environmental Policy Act (NEPA) of 1969, the Council on Environmental Quality Regulations (40 CFR 1500-1508), and the GSA Public Buildings Service NEPA Desk Guide.

- GSA has chosen to implement Alternative B: Dual Campus as defined in the Final Environmental Impact Statement (EIS). This decision is based on information and analyses contained in the FDA MRC Master Plan Draft EIS issued in June 2021, the FDA MRC
- Master Plan Final EIS issued in April 2023, and the comments of the Federal and State agencies, stakeholder organizations, members of the public, and elected officials, and other information in the

Administrative Record.

Alternative B includes a total development of 383,300 gross square feet (gsf) for lab, office and shared use space, and 306,000 gsf for two parking structures to accommodate 900 cars at a parking ratio of one space for every two employees. Alternative B contains infrastructure improvements including a new front entrance gate house, a visitor parking lot or structure (with approximately 80 spaces), and a new truck screening facility. Alternative B will also consist of the following:

- 184,500 square feet (sf) of office up to five-stories tall
- 168,000 sf of laboratory space up to four-stories tall
- 30,800 sf of new special use space
- 10,000 sf of maintenance/storage space (shared space)
- Two new parking garages with 900 parking spaces
- 80 surface parking spaces for visitors
- Elevated boardwalk

The ROD can be found on GSA's website at <u>www.gsa.gov/ncrnepa</u>. The ROD documents the specific components of and rationale for GSA's decision. If you have further questions on this project, please contact Lindsey Veas, NEPA Compliance Specialist at (202) 262-9236.

144745





(6-15)

LEGALS

LM File No.: 1842-00003-Ramey

LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

PG Dower, LLC; Prince George's

County, Maryland; any and all un-

known owners of the property and premises situate in Prince George's

County, Maryland, described as

Parcel A 3.3200 Acres. & Imps.

Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being

Plaintiff,

Bernice Ramey,

vs.

LM File No.: 1842-00002-Ramey LEWIS MCDANIELS, LLC

50 Citizens Way Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Bernice Ramey, Plaintiff, VS.

Gabriel David; James M. Greenwell; Justine R. Greenwell; Michael S. Frissell, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, Defendants. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002593 (TAX SALE)



TOTAL APPROPRIATIONS	\$ 76,628,300
Difference between Revenues and Appro	opriations None
Equipment Acquisition & Replacement Fur Revenues and Appropriations	nd <u>\$ 5,165,400</u>
Capital Projects Fund Revenues and Appropriations	\$ 12,062,600

The following Water and Sewer Rate structure is effective for water consumption and sewerage service used after July 1, 2023:

The water consumption charge of \$6.27 per 1,000 gallons. The sewerage surcharge of 143.4 percent of water consumption charge of \$8.99 per 1,000 gallons of water billed. There is a minimum annual residential fixed charge for water and sewer of \$120 for 3/4, 5/8 and 1" meters per residence and a commercial and public authorities annual fixed charge for Water and Sewer based on meter size, from \$480 for 11/2'' meters, and progressing to \$15,000 for 10" meters. There is a renewal and replacement charge of \$23.44.

Ordinance O-5-23 also establishes certain administrative provisions concerning non-payment, late and returned check charges, security advances, meter inspection, initial connection and reconnection services fees, sub-meter installation and new customer account processing fees, which are non-returnable

Water and Sewer Fund - Revenue	\$ 17,628,900		
Water and Sewer Fund – Appropriations are:			
Administrative and General -			
Billing and Accounting	735,800		
Water Supply	10,664,400		
Wastewater	4,902,500		
Debt Retirement	441,800		
Miscellaneous and Non-Departmental	380,700		
Transfers to General Fund	<u>503,700</u>		
Total Appropriation	\$17,628,900		
Difference between Revenues and Appropriation	ons None		

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting, April 10, 2023.

ADOPTED by the Council of the City of Bowie, Maryland at a Regular Meeting, June 5, 2023.

> Alfred D. Lott City Manager

> > (6-15)

144770

EARLY DEADLINES

Due to the Independence Day (July 4th) Holiday The

Prince George's Post will have early deadlines for the

July 6th, 2023 edition.

Deadline for all legal advertising will be Friday,

June 30th, 2023 at noon. No exceptions.

identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and prem-ises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002594 (TAX SALE)

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

described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772.

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

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or an-swer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

144737 (6-15,6-22,6-29) The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate in Prince George's County, Maryland, sold by the Collector of Taxes for the Prince George's County, Maryland, and the State of Maryland:

described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740.

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

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances

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

(6-15, 6-22, 6-29)

True Copy—Test: Mahasin El Amin, Clerk

144738

Fax

301-627-0900

0ľ

301-627-6260

Have

a Very Safe

Weekend

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC Plaintiff

Arlene S. Mininger and Charles S. Mininger Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-001004

NOTICE is hereby given this 31st 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 by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 666.68. The property sold herein is One 168,0007 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (6-8,6-15,6-22) 144699

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC Plaintiff

v. Denise Fleur Serieux-Blanchard

Defendant(s) In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-23-001002

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$4305.31. The property sold herein is One 357.000/ 2.855.944.500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144700 (6-8,6-15,6-22)

NOTICE OF REPORT

LEGALS

OF SALE CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

ASSOCIATION, INC. Plaintiff

John M. Buchanan, Gregory Coletrane, Sarita Coletrane, Thomas Boone, Gayle Boone, and Gary Coltrane

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000995

NOTICE is hereby given this 2nd day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2578.20. The property sold herein is One 720,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144720 (6-8,6-15,6-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN DELORES TOYER

NOTICE TO UNKNOWN HEIRS

Notice is given that Denise P Toyer McKan, whose address is 3304 Dunwood Ridge Court, Bowie, MD 20721, was on April 20, 2023 ap-pointed Personal Representative of the estate of Jean Delores Toyer who died on January 31, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 2023

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

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

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

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

DENISE P TOYER MCKAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128488

<u>144711</u> (6-8,6-15,6-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

MARY JANE ELIZABETH OWENS Notice is given that Marsha E Jack-

son, whose address is 501 Cranston Avenue, Upper Marlboro, MD 20774, was on April 28, 2023 appointed Per-sonal Representative of the estate of Mary Jane Elizabeth Owens who died on March 10, 2023 with a will.

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

All persons having any objection nnointment

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

V.

Marva Bell

Defendant(s) In the Circuit Court for

LEGALS

Prince George's County, Maryland Civil Case No. C-16-CV-23-000983

NOTICE is hereby given this 5th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1587.28. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). MAHASIN EL AMIN

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

True Copy—Test: Mahasin Él Amin, Clerk 144723 (6-8,6-15,6-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERNICE MORRIS**

Notice is given that Derrick Morris, whose address is 4411 19th Avenue, Temple Hills, MD 20748, was on March 1, 2023 appointed Personal Representative of the estate of Bernice Morris who died on November 17, 2022 with a will.

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

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

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

DERRICK MORRIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128346 144713 (6-8,6-15,6-22)

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LEGALS

NOTICE OF REPORT

LEGALS

LEGALS

OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Michael J. O'Brien and Susan P. O'Brien Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-001003

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$1145.93. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144716 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

Plaintiff

v.

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

v. Elizabeth Capps

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000998

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-Trustee, be RATIFIED AND foose, CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 903.94. The property sold herein is One 105,0007 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144717 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

ASSOCIATION, INC. Plaintiff

Robert J. Schwier, Sr. and Eunice J. Schwier

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000994

NOTICE is hereby given this 2nd day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 4130.60. The property sold herein is One 1,000,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144722 (6-8,6-15,6-22) bate 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

MARSHA E 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. 128728

<u>144712</u> (6-8,6-15,6-22)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: IRA JARRETTE Estate No.: 126737

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 20, 2023 at** 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 144703 (6-8,6-15)

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Louis A. Cancellaro and Judy P. Cancellaro Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000991

NOTICE is hereby given this 2nd day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 749.99. The property sold herein is One 127,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (6-8,6-15,6-22) 144724

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Brian Holmes and Shamia Holmes

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000981

NOTICE is hereby given this 5th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3798.95. The property sold herein is One 765,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144730 (6-8,6-15,6-22)

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

<u>YEAR</u>	MAKE	MODEL	<u>VIN</u>
2006	INFINITI	M35	JNKAY01F06M254162
2018	LEXUS	RC	JTHS85BC3J5004052
2018	HYUNDAI	ELANTRA	5NPD84LF5JH326172
2019	TOYOTA	COROLLA	2T1BURHE8KC237877
2008	CHRYSLER	SEBRING	1C3LC55R78N642730
2006	SUBARU	LEGACY	4S4BP61C367362917
2022	NISSAN	ALTIMA	1N4BL4DV2NN312298
2005	NISSAN	ALTIMA	1N4AL11D65C160737
2010	BUICK	LACROSSE	1G4GC5EG2AF138397
2006	NISSAN	ALTIMA	1N4AL11D66N451146
2012	NISSAN	ALTIMA	1N4AL2AP9CN568330
2010	DODGE	CARAVAN	2D4RN4DE7AR439177
2008	CHEVROLET	IMPALA	2G1WB55K281208661
2012	HONDA	CIVIC	19XFB2F80CE357560
2007	BMW	328	WBAVA37557NL15067
2009	DODGE	JOURNEY	3D4GH57V59T209615
2017	CHEVROLET	MALIBU	1G1ZB5STXHF208037
2010	JEEP	CHEROKEE	1J4PR4GK5AC143734
2000	NISSAN	SENTRA	3N1BB51D0YL105138

ORDER OF PUBLICATION

JEROME PARKER 15409 Sir Edwards Drive Upper Marlboro, MD 20772	JEROME PARKER 15409 Sir Edwards Drive Upper Marlboro, MD 20772
Plaintiff	F
Vs.	Vs.
MD INVESTMENTS 10 PG COUNTY, LLC	NORMAN WASHINGTON 13765 Edelen Drive
C/o Craig Cohen, Last known Res- ident Agent and Member	Mount Airy, Maryland 21771
7910 Woodmont Avenue, Suite 1130	and
Bethesda, Maryland 20814	UNKNOWN OWNER OF
and	ERTY

144732

TRUIST BANK f/K/A SUSQUE-HANNA BANK C/o CSC-Lawyers Incorporating Service Co. Resident Agents 7 St. Paul Street, Suite 820 Baltimore, Maryland 21202

and

J. EDWARD GRANT, PAMELA J. SHIPP, Co-Trustees 307 International Circle Suite 600 Hunt Valle, Maryland 21030

and

UNKNOWN OWNER OF PROP-ERTY 23004 Charles Young Avenue, Map 183. Grid Aana 000, Acct No. 08-0844324 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

LEGALS

PRINCE GEORGE'S COUNTY

Board of License Commisioners

R.R. NO. 80 - REFILLABLE/NONREFILLABLE CONTAINERS PER-MIT (GROWLER/CROWLER):

(Section 26-1101, 26-1102 and 26-1102.1 of the Alcoholic Beverage Article)

The Board may issue a Growlers/Crowler Permit for draft beer to a holder of a Class B beer, wine, and liquor license with off-sale privileges. This permit authorizes the holder to provide for the sale of draft beer in an approved Growlers/Crowler container to be consumed off the licensed premises. To apply for a Growlers/Crowler Permit, a licensee shall file an application with the Board of License Commissioners (BOLC)

Licensed premises holding an off-sale privilege may, at the discretion of the Board, be issued a license administratively upon payment of the Growler/Crowler Permit Fee. Licensed premises without an off-sale privilege are subject to a public hearing. An applicant shall file the application with the advertisement fee. Upon receipt of the application, the Board will schedule a Public Hearing (Regular Session).

Applications filed by licensed premises with an off-sale privilege may be scheduled for a public hearing (Regular Session) at the discretion of the Board.

The annual fee for the permit is \$500. The application for the Growlers/Crowler Permit will be accepted annually with the renewal of the alcoholic beverage license. An applicant who has a Growler Permit (refillable container) may not be charged a fee for a Crowler Permit (nonrefillable container).

The hours of sale shall begin at the same time as the hours permitted by the current alcoholic beverage license with sales ending no later than midnight.

NOTE: Draft beer shall be offered for sale in an approved container of not less than 32 ounces and not more than 128 ounces.

The container shall:

- a. Must be re-sealable.
- b. Include identifying mark of the seller on the container.
- c. Contain the Federal Health Warning statement required for alcoholic beverages.

GOVERNMENT WARNING:

- (1) According to the Surgeon General, women should not drink alcoholic beverages during pregnancy because of the risk of birth defects.
- (2) Consumption of alcoholic beverages impairs your ability to drive a car or operate machinery and may cause health prob-
- d. Display instructions for cleaning the container; indicating that the purchaser is responsible to clean the container.
- e. Note that the contents are perishable; should be refrigerated and consumed within 48 hours of purchase.



LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Commissioners

(Liquor Control Board)

REGULAR SESSION

Class D, Beer and Wine for the use of Laurel's House of Horror, LLC, t/a Laurel's House of Horror, 935 Fairlawn Avenue, Laurel, 20707.

(6-15,6-22)

NEW- CLASS B(BLX), BEER, WINE AND LIQUOR

Fred Jason Salmoran, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of L and F Laurel, LLĈ, t/a Amigo's Mexican Grill, 13600 Baltimore Avenue, Suite

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: 06/27/2023.

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

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

2003 TOYOTA 2007 NISSAN	CELICA SENTRA	MD	6DJ2807	JTDDR32T930165923 3N1AB61E97L688110
2012 HYUNDAI	VELOSTER			KMHTC6ADXCU056903
1997 HONDA	PRELUDE			JHMBB6244VC014302
2004 TOYOTA	TACOMA	MD	8DZ4029	5TEGN92N34Z421200

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

2002 CADILLAC ESCALADE VA 2366UM 1GYEK63NX2R287690

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747

301-967-0739

2004	BMW	X3	MD	3DS7780	WBXPA73444WC40714
2002	CHEVROLE	Г ТАНОЕ	VA	87691P	1GNEK13Z32R315946
2007	FORD	F-150	MD	61V306	1FTRX14WX7FB52690
2003	FORD	E-350	DC	B47991	1FDWE35S73HB58733
2007	CHEVROLE	Γ IMPALA	VA	AJ7421	2G1WS55R179384730
2009	FORD	E350	VA	ULJ5162	1FBSS31L79DA02593
2013	FORD	E350	VA	UFC9812	1FBSS3BL2DDA74938
2008	FORD	CROWN VICTORIA			2FAFP71V88X172885
2011	TOYOTA	CAMRY	MD	6BL8919	4T4BF3EK0BR196019
2003	CHEVROLE	Γ CAVALIER	VA	TYH2944	1G1JC12F237212972
2005	FORD	CROWN VICTORIA	(MD9I	EH3567)	2FAFP71W95X158644
2012	HONDA	CIVIC			19XFB2F94CE309410
1993	LEXUS	LS400			JT8UF11E6P0170033
2012	HYUNDAI	SONATA	VA	TUA8950	5NPEB4AC7CH366190
2017	GMC	YUKON	DC	FX7465	1GKS2CKJ8HR316350
2000	DODGE	CARAVAN			2B4GP44G2YR741287
2008	MERCEDES -BENZ	CLK350	VA	42683E	WDBTK56F58T090707
2005	VOLVO	S60			YV1RSR592652483180
2004	INFINITY	G35			JNKCV51F24M717009
2004	AUDI	A4			WAUDT48H34K016694
2013	CHRYSLER	200	MD	3DF7785	1C3CCBAB6DN705074
2000	LEXUS	LX	PA	3480966	JT6HT00W6Y0084570
2001	FORD	F-250	VA	XEK4587	1FTNE242X1HA32987
1975	MERCEDES BENZ	450	MD	1DT8135	11603312034186
2000	FORD	F-250			1FTNX20F8YEE37132
1991	FORD	TAURUS	WV	DYV350	1FACP57U0MA242744
MCDONALD TOWING					

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781

<u>144774</u>



(6-15)

Plaintiff

NOWN OWNER OF PROP-23001 Crispus Attucks Boulevard, Aquasco, Map 183, Grid C2, Parcel 000, Acct No. 08-0843219 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

THE COUNTY OF PRINCE

Serve on: Rhonda L. Weaver

and

GEORGE'S

Suite 4100

County Attorney

1301 McCormick Drive

Largo, Maryland 20774

ORDER OF PUBLICATION

Board of License

JUNE 27, 2023

and

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

And all other persons having or claiming to have an interest in 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002591

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324 and assessed to MD IN-VESTMENTS 10 PG COUNTY, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

23004 Charles Young Avenue, Aquasco, Account Number 08-0844324, District 08, Map 183, Grid C2, Parcel 0000, Acct No. 0844324

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 6th day of June, 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 once a week for three successive weeks, before the 30th day of June, 2023, warning all persons interested in said property to be and appear in this Court by the 8th day of August, 2023, to re-deem the property, 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, JEROME PARKER, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 144739 (6-15,6-22,6-29)

23001 Crispus Attucks Boulev Aquasco, Account Number 08-0843219

And all other persons having or

claiming to have an interest in

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002590

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 23001 Crispus Attucks Boule-vard, Aquasco, Account Number 08-0843219 and assessed to Norman Washington, and sold by the Collec-tor of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings

23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219, District 08, Map 183, Grid C2, Parcel 0000, Acct No. 0843219

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

although the required time for fining a Complaint has elapsed. It is thereupon this 6th day of June, 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 once a week for three successive weeks, before the 30th day of June, 2023, warning all persons interested in said property to be and appear in this Court by the 8th day of August, 2023, to re-deem the property, 23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, JEROME PARKER, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 144740 (6-15,6-22,6-29)

THE PRINCE
GEORGE'S
POST
C a l l
301-627-0900
Fax
301-627-6260
SUBSCRIBE
TODAY!

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

TRANSFER OF LOCATION

Pratham D. Patel, Member/ Authorized Person, for a Class D(R), Beer for the use of Lewisdale Market, LLC, t/a Lewisdale Market, 7701 23rd Avenue, Hyattsville, 20783 transfer from t/a Cheverly Sports Fair, 5619 Landover Road, Hyattsville, 20784, Soon Pak, Ówner.

TRANSFER

Yash S. Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Accokeek Liquors, LLC, t/a Accokeek Liquors, 15789 Livingston Road, Unit 116, Accokeek, 20607 transfer from Accokeek Liquors, LLC, t/a Accokeek Liquors, 15789 Livingston Road, Unit 116, Accokeek, 20607, Yash S. Patel, Authorized Person/Member.

Patricia E. Martinez Rivera, Member-Manager, Hugo A. Bonilla, Member-Manager for a Class B(R), Beer, Wine and Liquor for the use of Station 202, LLC, t/a Station 202, 5820 Landover Road, Hyattsville, 20781 transfer from BCL, Inc., t/a Fratelli Italian Restaurant, 5820 Landover Road, Hyattsville, 20781, William R. Conway, President, Bernard Tsai, Secretary/Treasurer.

Sukhchain Singh, Member-Man-ager, Harkesh Manocha, Member for a Class A, Beer, Wine and Liquor for the use of Laurel Wine and Spirits, LLC, t/a Laurel Beer, Wine & Spirits, 8501 Cherry Lane, Laurel, 20707 transfer from Laurel Liquors, Inc., t/a Laurel Beer, Wine & Spirits, 8501 Cherry Lane, Laurel, 20707, Mun Son Kim, President/Secretary/Treasurer.

Qiong Huang, President/Secre-tary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Cox Liquors MD, LLC, t/a Cox's Liquors, 7200 Martin Luther King Highway, Landover, 20785 transfer from Multi-Bil II, Inc. t/a Cox's Liquors, 7200 Martin Luther King Highway, Landover, 20785, Judy Lee, President/Secretary/Treasurer.

NEW- CLASS D, BEER AND WINE

Dang Khoa Hung Vo. President/Secretary/Treasurer, for a Class D, Beer and Wine for the use of The Village Nail Bar II Corpora-tion, t/a Village Nail Bar II, 6816 Laurel Bowie Road, Bowie, 20715.

Charlene Blakenship, CEO, for a

400, Laurel, 20707.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, June 27, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director June 8, 2023

<u>144772</u> (6-15,6-22)

LEGALS

PRINCE GEORGE'S COUNTY

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

PRELIMINARY MATTERS

JUNE 27, 2023

1. Substitution of Corporate Officers application, t/a Taqueria Ha banero, Class B, Beer, Wine and Liquor, 8145 Baltimore Avenue, College Park, 20740, Isael Ramirez to serve as Co-Managing Member instead of Carlos Alvarado, Co-Managing Member. Represented by Wesley Japp, Esquire.

. Substitution of Corporate Officers application, t/a Shake Shack, Class B(EF), Beer, Wine and Liquor, 101 National Avenue, #16, National Harbor, 20745, Sarah Griffiths to serve as Authorized Person instead of Allan Ng, Authorized Person.

A virtual hearing will be held via Zoom at <u>10:00 a.m. on Tuesday</u>, June 27, 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 <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS Attest: Terence Sheppard Director June 1, 2023 144773 (6-15,6-22)

301-864-4133

2011 CHEVROLET MALIBU	MD	4BT7917	1G1ZC5E11BF300281
2009 MAZDA 6			1YVHP81H895M49003

<u>144788</u>

(6-15)

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: 6/21/2023.

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

2011 FORD EXPEDITION MD 2008 CHEVROLET TAHOE MD 2022 HOMESTEADER TRAILER MD 2016 LEONARD TRAILER MD ALUMINUM

7ET3231 1FMJK2A51BEF07222 7BT0552 1GNFK13098J228162 3EL4818 5HABE1211NN103822

352809X 5BFAU101XGM033028

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

2013 VOLKSWAGEN PASSAT MD 2BE0639 1VWBP7A3XDC034941 VA UBB9201 1FMYU03194KB38847 2004 FORD ESCAPE

144787

(6-15)

LEGALS

COTTAGE CITY COMMISSION

FAIR SUMMARY OF EMERGENCY ORDINANCE 2023-02

This is to give notice that on June 6, 2023, the Cottage City Commission adopted Emergency Ordinance 2023-02, to be effective July 1, 2023.

Emergency Ordinance 2023-02 is an ordinance of the Cottage City Commission to adopt a budget and levy property taxes for the 2023-2024 fiscal years.

Emergency Ordinance 2023-02 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday. It is also available on our website at www.cottagecitymd.gov.

COTTAGE CITY COMMISSION **BY: CAROL RICHARDSON, TOWN MANAGER**

144789

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORENCE S PATTERSON

Notice is given that Sheila Patter-son Dennie, whose address is 12504 Langner Drive, Fort Washington, MD 20744, was on April 27, 2023 ap-pointed Personal Representative of the estate of Florence S Patterson, who died on March 23, 2023 with-out a will out a will.

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

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

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

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

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

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

SHEILA PATTERSON DENNIE Personal Representative

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

Estate No. 128903

(6-1,6-8,6-15)

<u>144674</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELLE Y EASTER

Notice is given that Claletha M Jones, whose address is 4439 Ponds Street NE, Washington, DC 20019, was on April 14, 2023 appointed Personal Representative of the es-tate of Michelle Y Easter, who died on December 14, 2018 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of October, 2023.

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

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

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

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

CLALETHA M JONES Personal Representative

CERETA A. LEE	
REGISTER OF WILLS	
PRINCE GEORGE'S C	OUNTY
P.O. Box 1729	
Upper Marlboro, 1	MD 20773-1729
_	
I	Estate No. 113192
144676	(6-1,6-8,6-15)
144070	(0-1, 0-0, 0-10)

144676

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

(5-25,6-1,6-8,6-15)

(6-8,6-15)

LEGALS

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, JUNE 26, 2023 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Text Amendment Application No. 263 (Ordinance No. 2012)

An ordinance to amend the Unified Land Development Code to include personal non-medical cannabis as a special exception use in certain zones within the City.

Meetings pertaining to this application will be held virtually and in-person. The public is welcome to attend and to testify, except at the Council Work meeting Session. For details, please visit https://www.cityoflaurel.org/clerk/meetings and submit a speaker list if you wish to speak.

144714

144642

LEGALS

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

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

606 JENNINGS MILL DRIVE **BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Alice D. Harris, dated March 15, 2006 and recorded in Liber 24820, Folio 388 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,543.63, and an original interest rate of 5.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 27, 2023 AT 10:59 AM ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 11, 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, July 11, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-031-2023 (DR-3) - AN ORDINANCE CONCERNING CONVEN-IENCE—GAS STATIONS—TOBACCO SHOPS—TOBACCO PROD-UCT DISPLAY AND SALES AREA for the purpose of modifying the definitions of Convenience Store, Gas Station, and Tobacco Shop uses in the Zoning Ordinance to clarify the percentage of certain uses that may be dedicated to the display and sales of tobacco and cannabis-related products; and providing for a transition period to ensure compliance.

CB-045-2023 (DR 2) - AN ORDINANCE CONCERNING GENERAL PROVISIONS – AUTHORITY AND JURISDICTION – ALTERNATE **DEVELOPMENT REGULATIONS** for the purpose of providing authorization in the Zoning Ordinance for alternate development regulations for development of land owned by the Redevelopment Authority of Prince George's County.

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

Written comments must be submitted by 3:00 p.m. on the day BE-FORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak**, in advance, by 3:00 p.m. on the day BEFORE the meeting. Addition-ally, 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: <u>https://pgccouncil.us/LIVE</u>.

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

ATTEST: Donna J. Brown Clerk of the Council

144725

(6-8,6-15)

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

LEGALS

ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

73 HERRINGTON DRIVE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Mary W. Williams, dated February 27, 2006 and recorded in Liber 24581, Folio 063 among the Land Records of Prince George's County, Maryland, with principal balance of \$160,000.00, and an original i of 5.875%, default having occurred under the terms thereof, the Substi-tute 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 27, 2023 AT 11:03 AM

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

Terms of Sale: The property will be sold "as is" and subject to condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$10,000.00 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 pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459553)

> Richard E. Solomon, et al., Substitute Trustees



www.alexcooper.com

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of 's sole remthe loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457908)

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

Richard E. Solomon, et al., Substitute Trustees



auctioneers

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

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 20, 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 20, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL

CB-032-2023 (DR-3) - AN ACT CONCERNING BETTER BAG BILL for the purpose of providing for legislative intent; defining certain terms; pro-hibiting, 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 a 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; establishing that the failure to charge the amount of money required under this Division for the provision of one or more paper or reusable carryout bags at a single point of sale is 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 onetime use plastic carryout bags.

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

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

(6-8,6-15,6-22) 144726

144690

(6-8,6-15,6-22) 144691 (6-8,6-15)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until July 6, 2023, at 11:59 p.m. local prevailing time for the following project:

Largo Area CIP Roadway Project (Lottsford Rd. from Largo Dr. West to MD 202; McCormick Dr. from Lottsford Rd. to MD 202; St. James Pl. to Ruby Lockhart Dr.) 963-H (E)

Contract Documents 2.

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036973 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform <u>http://discovery.ariba.com/</u> profile / AN01496591158 The project can be found by project name.

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

3. Project Description:

Maintenance project with mill & overlay, pavement reduction, addition of grass medians, and dedicated bike lanes on McCormick Dr.

4. Minimum Qualifications:

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

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

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

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

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

<u>Quantity</u>	<u>Unit</u>	Description	of
2,000 1,000	CY LF	CLASS I EXCAVATION Six-inch (6") underdrain - std. No. 300.13	<u>Ur</u> LS
1,000 9,500	SY TON	(contingent) 8 Inch Graded Aggregate Base Course HMA Superpave 9.5 Mm For Surface, Pg	LS LS LS LS
7,500	SY	64s-22, Level 2 Full Depth Patching using hot mix	LS LS
84,000	SY	asphalt, Pg 64s-22, Level 2 Milling hot mix Asphalt pavement 0 inch to 2 inch	LS LS
8,000	SY	Geotextile Pavement Reinforcement Fabric	CY LF
32,000	LF	Five Inch (5") White Lead-Free Reflective Thermoplastic	EA EA
4,400	LF	Five Inch (5") Yellow Lead-Free Reflective Thermoplastic	LS LS
5,000	LF	Twenty-Fo ur Inch (2 4") White Lead-Free Reflective	LS SY
9,900	SF	Green Bike La ne Preform ed Thermoplastic Pavement Markings	LS LS
4,500	LF	Concrete Curb and Gutter –(Std. No. 300.01)	LS LS EA
3,600	LF	Remove & Replace Concrete Curb and Gutter (std 300.01)	LF
800	LF	Monolithic Concrete median md std 645.01 type a-1, 2 feet to 4	ТС
700 6,000	LF SF	Concrete H eader Wall (Detail F) Remove and Replace 5-inch concrete	LF
4,700	SF	sidewalk (std. 300.05 & Remove and Replace 6-inch-thick	
500	SY	concrete sidewalk ramp Type A Remove and Replace Plain Cement	EA
1,400	SY	Concrete Pavement 5-inch-thick 8 ft wide Concrete Shared use Path detail D	EA
800	LF	Monolithic Concrete Median Md Std 645.01 type a-1, 2 foot to 4	SY
900	SF	Detectable Warning Surface - Raised Truncated Dome std 300.08	SF
3,000 2,200 32	SY CY EA	Placing Furnished Topsoil 3 Inch Depth Placing Furnished Subsoil 18 Inch Depth Lacebark elm: 3-3.5-inch caliper 10' to 12 '	4. fie
22	EA	min. Hight Muskogee crape myrtle: 2-2.5 inch caliper 8' to 10 ' min. HIGHT	for
220	EA	Shrubs	5.
2,860 25	EA EA	Perennials / grass 12 Inch One Way, Three section (R,Y,G)	mu err
9	EA	black signal head 12 Inch One Way, Five section	wi
14	EA	(R,Y,G,YA,GA) black signal head 16 in. One Way, Mccain Pedestrian Signal	of exe
2	EA	heads with countdown Naztec Nem a size "6 " base mounted cabinet (model #70006-	de suc
2	EA	27-foot steel pole with 60-foot mast arm	the
1	EA	27-foot steel pole with twin 50 foot and 70-foot mast arm	Co pro
14	EA	10-foot steel pedestal pole with breakaway transformer base	6. tio

LEGALS

Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

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

14. An optional virtual Pre-Bid Conference will be held on June 21, 2023 at 11:00 a.m. via Zoom at https://us05web.zoom.us/j/81465793068? pwd=QnA3NXJRNEM4bkxqMUg3VWNFcyt3UT09 Meeting ID: 814 6579 3068 Passcode: 1yatqz

> By Authority of Angela D. Alsobrooks County Executive

<u>144694</u>

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: http://discovery.ariba.com/profile/AN01496591158 until July 10, 2023, at 11:59 p.m. local prevailing time for the following project

> Replacement of Bridge No. P-0494 Molly Berry Road Bridge over Tributary to Mataponi Creek Contract No. 946-H (D)

2. Contract Documents

- Contract documents are available for download at the following websites:
 - eMaryland Marketplace (eMMA). The project can be found by Project name or Project ID No. BPM032371 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
 - SPEED eProcurement Platform. http://discovery.ariba.com/profile/AN01496591158 The project can be found by project name.

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

3. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

<u>Unit</u>	<u>Quantity</u>	Description
LS	1	CLEARING AND GRUBBING
LS	1	ENGINEER'S OFFICE TYPE B
LS	1	CONSTRUCTION STAKEOUT
LS	1	MOBILIZATION
LS	1	MAINTENANCE OF TRAFFIC
LS	1	MAINTENANCE OF STREAM
LS	1	BIO-SWAL
LS	1	REMOVAL OF EXISTING BRIDGE
CY	2300	STRUCTURE EXCAVATION (CLASS 3)
LF	2070	STEEL 12X53 BEAING PILES
EA	2	DYNAMIC PILE MONITORING
EA	2	CAPWAP ANALYSIS
LS	1	FOOTING CONCRETE
LS	1	SUBSTRUCTURE CONCRETE
LS	1	SUPERSTRUCTURE CONCRETE
SY	460	SILANE CONCRETE PROTECTIVE COATING
LS	1	PRECAST PRESTRESSED CONCRETE NEXT
		BEAMS
LS	1	BRIDGE CONCRETE PARAPET
LS	1	APPROACH SLAB AND SLEEPER
EA	16	ELASTOMERIC BEARING
LF	71	SILICONE SEAL EXPANSION JOINT
SY	554	SIX INCH (6") BASE COURSE USING
		GRADED AGGREGATE
TON	147	HOTMIX ASPHALT SUPERPAVE FOR BASE
		25.0MM, PG 64S-22 LEVEL 2
LF	76	FIVE INCH (5") YELLOW PERMANENT PRE-
		FORMED PATTERNED REFLECTIVE CON-
		TRAST PAVEMENT MARKINGS

LEGALS

Meeting ID: 868 4566 3270 Password: 694127

for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, and design and construction details

15. This project requires 20% DBE Participation.

By Authority of Angela D. Alsobrooks
County Executive

(6-8,6-15,6-22)

LEGALS LEGAL NOTICE CITY OF BOWIE, MD

Ordinance O-7-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023, as Adopted in Ordinance O-1-22, and Amended by Ordinances O-5-22 and O-6-23, to Appropriate Funds for Planning, Design, Engineering, and Permitting Services for the City's New Single Sheet Ice Arena.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on June 5, 2023.

> Alfred D. Lott City Manager

> > (6-15)

(6-15)

<u>144735</u>

144736

<u>144719</u>

(6-8,6-15,6-22)

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD PUBLIC HEARING

A Public Hearing for Ordinance O-9-23 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 Ordinances O-5-22, O-6-23, and O-7-23, to Authorize the Transfer of Certain Amounts in the FY2023 Budget to Pay for Anticipated Expenses is scheduled to be held at 8:00 p.m., Tuesday, June 20, 2023. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to <u>cityclerk@cityofbowie.org</u>. Deadline for submittal of written testimony/comments is 7:00 p.m., Tuesday, June 20, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

PUBLIC NOTICE PRINCE GEORGE'S COUNTY STATE OF MARYLAND COMMUNITY DEVELOPMENT BLOCK GRANT COVID **ROUND 2 PROGRAM**

The State of Maryland awarded Prince George's County \$2,672,725.00 in CDBG-CV2 funds for the administration of The Stand Up & Deliver Program to provide food for Prince George's County residents in need. The program was a multi-prong approach to assist not only residents experiencing food insecurities as a result of the COVID-19 pandemic, but also to support local area non-profits and food purveyors, including restaurants, caterers and bakers. The venues prepared meals for low- and moderate-income individuals and families, and unemployed and homeless residents.

The State of Maryland CDBG Program is a federally funded program designed to assist governments with activities directed toward neighborhood and housing revitalization, economic development, and improved community facilities and services. It is administered by the Maryland Department of Housing and Community Development.

In accordance with the State of Maryland's CDBG-CV2 Program, Prince

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

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

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

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

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

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

12. This project requires 30% Minority Business Enterprise and 50% County Based Small Business participation, and 20% African American Business Enterprise participation as described in more detail in Part I, Instructions to

EA	3	AFFIC BARRIER THRIE BEAM ANCHORAGE
		TO VERTICAL FACE (STEEL POST) (STD.MD
		605.41)
EA	3	GALVANIZED TYPE 'C' TRAFFIC BARRIER

- ΕA END TREATMENT (STD. MD 605.03) SY 993 FURNISHING AND PLACING TOPSOIL
 - FOUR INCH (4") DEPTH FURNISH AND INSTALL SHEET ALUMINUM 12 SIGNS

4. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.02: Preparation and Submission of Bids. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder.

5. Bid Guaranty. A bid guaranty, in the amount of five percent (5%) of bid, must accompany each proposal payable to the Prince George's County Government. The check or bond of the Bidder to whom the Contract is awarded will be forfeited to the County as liquidated damages in case the Contract and bond are not executed within ten (10) days after the receipt by the Bidder of the Contract for execution. Should the Bidder award the Contract fail to execute the contract and bond within the time stipulated, the award may be declared void and the contract awarded to another responsible Bidder and such Bidder shall conform to the stipulations herein before setting forth as though he were the original party to whom the award was made, or the County may reject any or all of the proposals for such reasons as it may deem proper.

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

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

8. Unbalanced proposals. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and / or non-responsible.

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

10. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.

11. This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.

12. This is a Federal Aid Project. The prime contractor must do more than 50.1% of the work with their own organization.

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

14. An optional Pre-Bid Conference will be held on June 26, 2023 at 11:00 a.m. local prevailing time, via Zoom at:

https://us06web.zoom.us/j/86845663270?pwd=OVpYQmF4V0tMbDF3a1 N4eDM3MIJOdz09

George's County Department of Housing and Community Development must hold a second public hearing to provide a review of the program's performance and status of activities as the program will expire June 30, 2023. The public hearing will be held on June 20, 2023, at 1:30 PM at the Wayne K. Curry Administration Building, 1301 McCormick Drive, Largo, MD 20774.

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

By Authority of: Áspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 Date: June 15, 2023

144742

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACOB THOMAS JOHNSON

Notice is given that Andrea S Johnson, whose address is 14612 Old Stage Road, Bowie, MD 20720, was on June 5, 2023 appointed Per-sonal Representative of the estate of Jacob Thomas Johnson, who died on July 14, 1962 without a will.

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

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

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

ANDREA S JOHNSON Personal Representative

144761

CERETA A. LEE CERETA A. LEE REGISTER OF WILLS FOR REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY P.O. Box 1729 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126182

(6-15, 6-22, 6-29)

Estate No. 124719

(6-15, 6-22, 6-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(6-15)

TO ALL PERSONS INTERESTED IN THE ESTATE OF HENRY WILFREDO PADILLA **MURILLO**

Notice is given that Maria C Reyes, whose address is 26 Fairhaven Rd, Tracys Landing, MD 20779, was on June 5, 2023 ap-pointed Personal Representative of the estate of Henry Wilfredo Padilla Murillo, who died on March 20, 2022 without a will.

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

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

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

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

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

MARIA C REYES Personal Representative

144762



v.

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

v.

Cardell Taylor Sr Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000980

NOTICE is hereby given this 6th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2698.78. The property sold herein is One 526,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (6-15,6-22,6-29) 144731

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC Plaintiff v. Olivia Griffin Defendant(s)

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

Civil Case No. C-16-CV-23-000979 NOTICE is hereby given this 6th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the

6th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 653.13. The property sold herein is One 52,500/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144733 (6-15, 6-22, 6-29)

LEGALS

Plaintiff

NOTICE OF REPORT **OF SALE**

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff v.

Devon Duggins Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000978

NOTICE is hereby given this 6th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2601.44. The property sold herein is One 192,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144734 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff v.

Patricia L. Taylor Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000975

NOTICE is hereby given this 7th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 5779.31. The property sold herein is One 428,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144743 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

JOHN H HAYNES JR Defendant(s)

v.

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000928

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1525.25. The property sold herein is One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144766 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Angela T. Murphy Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000938

NOTICE is hereby given this 7th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 4786.50. The property sold herein is One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144769 (6-15, 6-22, 6-29)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

LEGALS

NOTICE OF REPORT NOTICE OF REPORT

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Denice F Scales and Emanuel Lewis

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000911

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 750.12. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327. 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144764 (6-15, 6-22, 6-29)

OF SALE CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

NOTICE OF REPORT

ASSOCIATION, INC. Plaintiff Frances A Gosson and

William T Harris Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000916

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1893.14. The property sold herein is One 346,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144765 (6-15, 6-22, 6-29)

OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Karen M Hall and Besa Vormatu Dzelumadzek Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000930

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 990.96. The property sold herein is One 211,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144767 (6-15, 6-22, 6-29) **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff v.

Catherine A. Coleman Nathaniel P. Coleman Defendant(s) Catherine A. Coleman and

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

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

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

True Copy—Test: Mahasin El Amin, Clerk 144768 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Donald L Madsen and Beverly J Madsen, trustees of the Donald L Madsen Living Trust, dated May 6, 1998 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000902

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$19630.28. The property sold herein is One 1,938,000/ /389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk 144771 (6-15, 6-22, 6-29)

Robert J Graham aka Robert Graham and Gladys Graham (life estate only) and Robert Graham and Gladys Graham, Co-Trustees of the Graham's Revocable Trust dated November 8, 2010 Defendant(s)

v.

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000977

NOTICE is hereby given this 7th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 5110.56. The property sold herein is One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144744 (6-15,6-22,6-29)

Civil Case No. C-16-CV-23-000933

The Report of Sale states the amount of the foreclosure sale to be \$21456.57. The property sold herein is One 1,589,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

Krista N Robertson 4520 East-West Highway, Suite 650 Bethesda, MD 20814 301-986-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CATHERINE ROSE MADU

Notice is given that Adaku Nwachukwu, whose address is 42751 Ravenglass Dr, Ashburn, VA 20148 and Chinwenwa O Madu, whose address is 9418 Presley Place, Lanham, MD 20706 were on June 5, 2023 appointed Co-Personal Representatives of the estate of Catherine Rose Madu who died on March 13, 2022 with a will.

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

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

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

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

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

ADAKU NWACHUKWU CHINWENWA O MADU Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 125116 144756 (6-15,6-22,6-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONOVAN S SMITH

Notice is given that Rodney O Smith, whose address is 11914 Berrybrook Terrace, Upper Marlboro, MD 20772, was on June 1, 2023 appointed Personal Representative of the estate of Donovan S Smith, who died on February 8, 2023 without a will.

Further information can be obtained by reviewing th e estate file in

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TIMOTHY E SCOTT

Notice is given that Jacqueline A Samuels, whose address is 1304 Dunbar Oaks Drive, Capitol Heights, MD 20743, was on June 7, 2023 appointed Personal Representative of the estate of Timothy E Scott, who died on March 26, 2023 without a will.

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

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

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

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

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

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

JACQUELINE A SAMUELS Personal Representative

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

Estate No. 129314 (6-15,6-22,6-29) 144758

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HENRY R MEIL

Notice is given that Joanne M Berger, whose address is 13210 Collingwood Terrace, Silver Spring, MD 20904 and William M Meil, whose address is 2 Park Place, Indi-ana, PA 15701 were on June 6, 2023 appointed Co-Personal Representatives of the estate of Henry R Meil who died on January 25, 2023 with a

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

NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **BRENDA GALLOWAY**

Notice is given that Catina L Web-ster, whose address is 268 Rumbling Rock Road, Hedgesville, WV 25427, was on June 1, 2023 appointed Per-sonal Representative of the estate of Brenda Galloway, who died on January 5, 1998 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of De-verse are 2022 cember, 2023.

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

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

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

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

CATINAL WEBSTER Personal Representative

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

Estate No. 129471 144759 (6-15,6-22,6-29)

> Elena Sallitto Esq 124 South Street, Suite 1 Annapolis, MD 21401 410-268-9246

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHILIP EDWARD WHALEN AKA: PHILIP E. WHALEN

Notice is given that Wesley C Whalen, whose address is 223 Heathwood Drive, Spartanburg, SC 29307, was on June 6, 2023 appointed Personal Representative of the estate of Philip Edward Whalen AKA: Philip E. Whalen who died on April 7, 2023 with a will.

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS RAY ZOOK

Notice is given that Susan Zook, whose address is 5010 Lexington Avenue, Beltsville, MD 20705, was on February 10, 2023 appointed per-sonal representative of the small estate of Thomas Ray Zook, who died on April 5, 2021 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-iteration of the state of the state of the state of the state iteration of the state of the state of the state of the state iteration of the state of the state of the state of the state iteration of the state of the state of the state of the state iteration of the state iteration of the state itor 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.

SUSAN ZOOK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128139 144746 (6-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA R DAVIS

Notice is given that Karen A Beale, whose address is 11406 Old Lottsford Road, Mitchellville, MD 20721, was on June 2, 2023 appointed per-sonal representative of the small estate of Virginia R Davis who died on May 2, 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.

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANETTE LOUISE NEWMAN

Notice is given that Thomas R Newman, whose address is 923 Sev-ern Ave, Edgewater, MD 21037, was on June 7, 2023 appointed personal representative of the small estate of Franette Louise Newman, who died on March 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 represen-tative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills vithin 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 the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

THOMAS R NEWMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129545

<u>144747</u> (6-15)

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

In The Estate Of: PAMELA SMITH-LIPSCOMB Estate No.: 125895

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Christina M. Taylor for judicial probate for the appointmen rsonal represen ot a pe

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOUGLAS ALAN CRISSINGER

Notice is given that Susan Struve, whose address is 245 Rollins Ave Apt 102, Rockville, MD 20852, was on June 7, 2023 appointed personal representative of the small estate of Douglas Alan Crissinger who died on November 24, 2022 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates: 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.

SUSAN STRUVE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127609

144749 (6-15)

LEGALS

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

MILTON CARROLL PLUMMER

Estate No.: 124181

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Doreene

England for judicial probate for the

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 24, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time.

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

UPPER MARLBORO, MD 20773-1729

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

DWIGHT DAVID WARE

Estate No.: 127085

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-tition has been filed by Aaron A.

Ware for judicial probate of the will

dated <u>September 28, 2022</u>, and for the appointment of a personal rep-

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

Marlboro, MD on July 26, 2023 at 10:30 A.M. This hearing may be transferred or

ostponed to a subsequent time.

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

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

REGISTER OF WILLS FOR

CERETA A. LEE

P.O. Box 1729

144753

PRINCE GEORGE'S COUNTY

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

CERETA A LEE

P.O. Box 1729

above estate:

resentative.

<u>144751</u>

PRINCE GEORGE'S COUNTY

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(6-15,6-22)

above estate:

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

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

Any person having a claim against the decedent must present the claim to the undersigned per-sonal 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.

RODNEY O SMITH Personal Representative

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

Estate No. 128348

(6-15,6-22,6-29)

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144757

ΙΤ

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

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

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

(2) Two months after the co-personal representatives mails or oth-erwise 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.

JOANNE M BERGER WILLIAM M MEIL Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128597 (6-15,6-22,6-29) 144755

ΤΟ

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

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

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

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

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

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129398 (6-15,6-22,6-29) 144754

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

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

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

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

KAREN A BEALE Personal Representative

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

<u>144748</u>

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A D V E R T I S E !

Estate No. 129501

(6-15)

tative

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 24, 2023 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

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

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

144750

(6-15,6-22)

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

AKA: MILDRED FRANCES COATES

Estate No.: 127875

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by William R. Coates and Robert T. Coates for judicial probate of the will with interlineations dated July 15, 2013, and for the appointment of a personal

representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 12, 2023 at 10:30 A.M.**

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

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

144752 (6-15,6-22) (6-15,6-22)

The Prince George's Post

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Email:

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

WESLEY C WHALEN Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7750 BURNSIDE ROAD LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tyrone Sylvester Meekins, dated November 20, 2017, and recorded in Liber 40395 at folio 8 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 20, 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 \$20,000.00 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 currents water trustees, 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 on o effect, and the purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>18-603131</u>

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

In the Land Records of I KINCE GEORGE 5 COUNT 1, Maryland

144650

(6-1,6-8,6-15)

144661

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1202 CASTLEWOOD DRIVE UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust from Shirlean Lovelace, dated September 14, 2021 and recorded in Liber 46395, Folio 511 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$369,750.00, and an original interest rate of 3.250%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 21, 2023 AT 10:51 AM

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

8318 NICHOLSON STREET HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Sarah Randall aka Sarah L Randall and Norman Randall aka Norman K Randall, dated October 3, 2006, and recorded in Liber 26460 at folio 408 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 At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 20, 2023 AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of 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 \$30,000.00 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. Condominum 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 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 have no further claim against the Substitute Trustees.

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

(6-1,6-8,6-15)

(6-1,6-8,6-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6012 HOPE DRIVE TEMPLE HILLS, MD 20748

Under a power of sale contained in a certain Deed of Trust from William A. Miller, dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an original interest rate of 5.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 21, 2023 AT 10:53 AM

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

47 STATON DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Janet P. Saxton aka Janes P. Saxton and Estate of Richard E. Saxton aka Richard Eric Saxton, dated December 8, 2006, and recorded in Liber 27879 at folio 350 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 20, 2023

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners survive foreclosure, including sanitary and/or homeowners survive for far any, shall be assumed by the purchaser traxes, 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 have no further claim against the Substitute Trustees.

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

144662

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

> 1216 GOLDMINE COURT HYATTSVILLE, MD 20785

Under a power of sale contained in a certain Deed of Trust from Yousifu A. Toure, dated January 15, 2008 and recorded in Liber 29500, Folio 548 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$328,900.00, and an original interest rate of 3.500%, 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 21, 2023 AT 10:57 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.

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 \$36,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the 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 #: 459445) 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 \$24,000.00 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 di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457939)

> Richard E. Solomon, et al., Substitute Trustees



auctioneers

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

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 \$34,000.00 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 pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser vaives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion of whether the borrower entered into any repayment agreement, 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 #: 448058)

> Richard E. Solomon, et al., Substitute Trustees



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(6-1,6-8,6-1

Richard E. Solomon, et al., Substitute Trustees



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