

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
 1099 WINTERSON ROAD, SUITE 301
 LINTHICUM HEIGHTS, MD 21090
 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1619 ROOSEVELT AVENUE
 HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated February 9, 2007 and recorded in Liber 27247, Folio 184, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, and an interest rate of 6.250%, default having occurred thereunder, 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

MAY 7, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
 (410) 825-2900
 www.tidewaterauctions.com

146988 (4-18,4-25,5-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
 1099 WINTERSON ROAD, SUITE 301
 LINTHICUM HEIGHTS, MD 21090
 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2705 PORTER AVENUE
 SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 30, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
 (410) 825-2900
 www.tidewaterauctions.com

146933 (4-11,4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

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

**MONDAY, APRIL 29, 2024
 6:00 P.M.
 AND
 TUESDAY, MAY 7, 2024
 6:00 P.M.**

PRINCE GEORGE'S COUNTY PROPOSED FY 2025 OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION PORTION OF THE COUNTY FY 2025 OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold two public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2025 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

"A Budget in Brief", the 2025 Fiscal Year Proposed CIP Budget and the 2025 Fiscal Year Proposed Operating Budget are available for viewing at:

www.princegeorgescountymd.gov/563/Management-Budget and <https://pgccouncil.us/454/Budget-Portal>

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

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

These policies are in effect until otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

**BY ORDER OF THE COUNTY COUNCIL
 PRINCE GEORGE'S COUNTY, MARYLAND
 Jolene Ivey, Chair**

ATTEST:
 Donna J. Brown
 Clerk of the Council

147021 (4-18,4-25)

The Prince George's Post
 Call: 301-627-0900 | Fax: 301-627-6260

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: **4/29/2024.**

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

1965 FORD	MUSTANG	16T07T192704
2015 INFINITI	Q50	JN1BV7AP4FM350265
2010 FORD	FUSION MD	3EK5426 3FADP0L35BR316487

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

1996 VOLVO	WG	MD	962F21	4V4JDBME9TN850540
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JD TOWING
 2817 RITCHIE ROAD
 FORESTVILLE MD 20747
 301-967-0739

2002 CHEVROLET SILVERADO	DC	EY6620	1GCHK29U22E194437
2012 BMW	X5		5UXZV4C55CL991298
2012 CHEVROLET E TRUCK			1GCSGAFX9C1126774
2004 TOYOTA PRIUS			JTDKB20U640010099
1973 OLDSMOBILE REGENCY			733CV39E53685
1999 HONDA ACCORD	VA	TZK8811	1HGCG6656YA147252

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

2005 FORD	MUSTANG	MD	2EM7271	1ZVFT80N355233096
2014 HONDA	CIVIC	DC	DF0535	2HGFB2F51EH527858
2018 VOLKSWAGEN ATLAS		MD	2EX6652	1V2LR2CA2JC539883

METROPOLITAN TOWING INC
 8005 OLD BRANCH AVE
 CLINTON, MD 20735
 301-568-4400

1987 BMW	325I			WBAAA2305H3110333
1968 CHEVROLET C-10				CS148T124260
2013 MERCEDES- C300	BENZ			WDDGF8AB6DR294894
2002 CHEVROLET TAHOE	VA	UNL4523	1GNEK13Z52J306874	
2006 FORD	FUSION	VA	UEU5860	3FAHP08156R130642
2021 JEEP	RENEGADE	DC	R50202	ZACNJDAB5MPN15423
2004 HYUNDAI SONATA				KMHWF25S64A948042
2007 MERCEDES- CL850	BENZ	DC	JA2630	WDDDJ72X97A098232

147022 (4-18)

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 George's Post**
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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, May 7, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-023-2024 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2023 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
Blue Pains				
23/BP-02 6401 Van Dusen Road	101 SFDU with a minimum 2,000 SF of livable space; minimum sales price of \$400,000. 9 B-4; A/B/C-1; Parcel 26	306.73 RR	5	4
District 1				
23/BP-03 Muirkirk	Two distribution warehouses with combined square footage of 269,200 SF of floor area. 9 D-4; Parcel 171 & 172	1.3850 IE	\$5	\$4
District 1				
Western Branch				
23/W-02 Assembly for Worship	A church consisting of 2,100 SF of floor area. 118 B-3; Parcel 34	3.42 AR	5	3
District 9				
23/W-03 Mountain of Fire and Miracles Ministries	A church consisting of 43,815 SF of floor area. 46 D-2; Parcel 9	12.00 RR	5	4
District 4				
23/W-04 6505 Johensu Drive	A planned retirement community consisting of 176 THU with a minimum 3,000 SF of livable space; minimum sales price of \$400,000 109 A/B-1; Parcels 22 & 83	43.73 AR	5	4
District 9				
Piscataway				
23/P-01 Moore's Road Subdivision	Two single family detached residences with a minimum 4,108 SF of livable space. 134 E-4; Parcel 152	3.00 RR	5	4
District 9				
23/P-03 Refuge Temple Worship Center	A church consisting of 7,600 SF of floor area. 124 E-4 & 133 E-1; Rear p/o Lot 30 & p/o Lot 31	9.27 RE	\$5	Waiver for Interim System
District 9				
23/P-04 16108 Cedar Lawn Drive	One single family detached residence consisting of 3,600 SF of livable space. 162 B-1; Parcel 54	.83 RR	5	Waiver for Interim System
District 9				
23/P-05 9204 Old Palmer Road	Three single family detached residences with a minimum 2,800 SF of livable space; minimum sales price to be determined. 114 B-3; Parcel 161	4.73 RR	5	4
District 8				
23/P-06 Moses Whitehurst Residence	One single family detached residence consisting of 3,500 SF of livable space. 144 E-3; Parcel 101	3.10 RR	\$5	\$4
District 9				
23/P-07 7707 Kaydot Road	A 454,000 SF healthcare facility. 123 A-1 & 114 A-4; Parcels 180 & 188	22.03 CGO	5	4
District 8				
Mattawoman				
22/M-01 13311 Old Indian Head Road	One single family detached residence consisting of 4,000 SF of livable space 145 F-2; Parcel 24	5.00 RR	\$5	\$4
District 9				
23/M-03 Morton Farm Parcel 15	Two single family detached residences consisting of a minimum 2,200 SF of livable space; incorporation into the Morton Farm development. 161 B-1; Parcel 15	1.39 RR	\$5	\$4
District 9				
23/M-04 Morton Farm Parcel 15	One single family detached residence consisting of 4,000 SF of livable space. 145 F-2; Parcel 24	5.0 RR	W5	W3
District 9				
Countywide Redesignations/ Map Amendments/ Water/Sewer Connection Confirmations				
District 9	Rosaryville Road		5	3
District 9	16201 Holly Hill Drive		\$5	\$3
District 9	Livingston Road		\$5	\$3
District 9	Dangerfield Road		4	3
Category 3 – Community System Category 4 – Community System Adequate for Development Planning Category 5 – Future Community System Category 6 – Individual System				

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council's

LEGALS

eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

147019 (4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 30, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 30, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2025 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2025-2030

Copies of the proposed budgets are available on the Maryland-National Capital Park and Planning Commission's website: <http://www.mncppc.org/247/Budget-Office>. Copies of the County Executive's recommendations are available on the County Council's Budget Portal: <https://pgccouncil.us/454/Budget-Portal>.

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

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BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

147020 (4-18,4-25)

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6805 NORTHGATE PARKWAY
CLINTON, MD 20735

By authority contained in a Deed of Trust dated June 11, 2012 and recorded in Liber 34136, Folio 564, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,104.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 30, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146932 (4-11,4-18,4-25)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIMBERLY H LEONARD

Notice is given that Warren Leonard, whose address is 7812 Suiter Way, Hyattsville, MD 20785, was on March 29, 2024 appointed Personal Representative of the estate of Kimberly H Leonard, who died on December 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of September, 2024.

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

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

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

WARREN LEONARD
Personal Representative

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

Estate No. 132676
146969 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOE F FRAZIER

Notice is given that Patrick O Frazier, whose address is 3212 Orient Fishtail Lane, Laurel, MD 20724, was on February 5, 2024 appointed Personal Representative of the estate of Joe F Frazier, who died on January 12, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of August, 2024.

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

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

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

PATRICK O FRAZIER
Personal Representative

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

Estate No. 132232
146970 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA Y WHITE

Notice is given that Teresa Yvonne Long, whose address is 604 Bryan Point Road, Accokeek, MD 20607, was on March 21, 2024 appointed Personal Representative of the estate of Gloria Y White, who died on February 1, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of September, 2024.

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

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

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

TERESA YVONNE LONG
Personal Representative

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

Estate No. 132812
146971 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ORIS WINSLOW DUKES

Notice is given that Carlton Winslow, whose address is 4083 Massengale Rd, Whitakers, NC 27891, was on March 4, 2024 appointed Personal Representative of the estate of Oris Winslow Dukes, who died on August 1, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of September, 2024.

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

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

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

CARLTON WINSLOW
Personal Representative

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

Estate No. 131979
146972 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEXANDER KEEMA III

Notice is given that Joanne Tait, whose address is 6903 Aries Lane, Austin, Texas 78724, was on February 21, 2024 appointed Personal Representative of the estate of Alexander Keema III, who died on January 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of August, 2024.

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

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

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

JOANNE TAIT
Personal Representative

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

Estate No. 128164
146973 (4-11,4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE E HARRISTON

Notice is given that Keith Harriston, whose address is 3015 Lake Ave, Cheverly, MD 20785, was on March 27, 2024 appointed Personal Representative of the estate of Alice E Harriston who died on October 16, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of September, 2024.

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

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

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

KEITH HARRISTON
Personal Representative

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

Estate No. 131762
146964 (4-11,4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSE DAVID LUNA

Notice is given that Judy Luna, whose address is 8104 River Bend Ct., Fort Washington, MD 20744, was on April 3, 2024 appointed Personal Representative of the estate of Jose David Luna, who died on January 24, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of October, 2024.

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

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

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

JUDY LUNA
Personal Representative

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

Estate No. 132284
146968 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT L JOHNSON
AKA: HERBERT LEROY JOHNSON

Notice is given that Scott A Johnson, whose address is 4314 Thoroughbred Drive, Upper Marlboro, MD 20772, was on March 19, 2024 appointed Personal Representative of the estate of Herbert L Johnson who died on February 18, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of September, 2024.

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

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

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

SCOTT A JOHNSON
Personal Representative

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

Estate No. 132601
146915 (4-4,4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARISSE C SCOTT

Notice is given that Christopher Scott, whose address is 4300 Kaywood Drive, Apt 2, Mount Rainier, MD 20712, was on March 20, 2024 appointed Personal Representative of the estate of Charisse C Scott who died on July 28th, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of September, 2024.

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

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

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

CHRISTOPHER SCOTT
Personal Representative

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

Estate No. 131764
146924 (4-4,4-11,4-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT WILLIAMS

Notice is given that Lisa Williams, whose address is 9561 Tapok Drive, Apt 303, Manassas, VA 20110, was on March 1, 2024 appointed Personal Representative of the estate of Robert Williams who died on August 25, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of September, 2024.

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

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

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

LISA WILLIAMS
Personal Representative

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

Estate No. 132516
146920 (4-4,4-11,4-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HUBERT EUGENE LAWSON JR

Notice is given that Linda Lawson, whose address is 1365 Parkwood Pl, NW, Washington, DC 20010, was on March 22, 2024 appointed Personal Representative of the estate of Hubert Eugene Lawson Jr who died on February 4, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of September, 2024.

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

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

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

LINDA LAWSON
Personal Representative

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

Estate No. 132575
146921 (4-4,4-11,4-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARILYN ELOISE WALLACE

Notice is given that Ann Kozack, whose address is 359 Museum Village Road, Monroe, NY 10950 and James W Kozack, whose address is 4 West Lawrence Park Drive, Unit 12, Piermont, NY 10986, were on March 22, 2024 appointed Co-Personal Representatives of the estate of Marilyn Eloise Wallace who died on March 28, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of September, 2024.

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

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

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

**ANN KOZACK
JAMES W KOZACK**
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. 132384
146927 (4-4,4-11,4-18)

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LEGALS

The Redevelopment Authority of Prince George's County Announces \$200,000 Available in Community Impact Grants for County Community-based Organizations

Largo, MD --- The Redevelopment Authority of Prince George's County has \$200,000 in Community Impact Grants to award to County civic/neighborhood associations or community-based organizations that are incorporated as 501(c)3 entities. Community Impact Grants provide small capital grants to community-based organizations to help implement innovative projects within the County. Eligible applicants must be located within Prince George's County and be in good standing with the State of Maryland. The application submission deadline is **Wednesday, May 29, 2024, by 12:00 PM.**

"Together, through collaborative efforts and strategic funding, we can support the communities of Prince George's County by supplementing organizations which serve as the lifeblood of community revitalization projects, channeling resources where they are most needed and supporting the efforts in shaping vibrant, resilient communities for generations to come," says Jacqueline West-Spencer, Executive Director of the Redevelopment Authority of Prince George's County.

Grants can only be used for capital expenses related to the implementation of a community-based project and must be used for capital purposes such as the purchase of equipment and materials. Grants cannot be used for operations, program costs, salaries, or personnel. Proposed projects can include:

- Streetscape, street furniture, pedestrian enhancements, and recreational improvements;
- Signage, banners, and way-finding systems; and
- Commercial façade improvements; and more.

Total funding for FY 2024 for this program will not exceed \$200,000 and the maximum grant amount is \$50,000. Successful applicants shall have up to one year from the date of the executed grant agreement to complete the project and expend the grant funds. The Community Impact Grant Program requires a match from non-Prince George's County Government sources, which can include both in-kind and cash contributions.

For more information, contact Andrea Anderson at ADAnderson@co.pg.md.us or visit the Redevelopment Authority website to review the application at: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/grants/community-impact-grants>

146995 (4-18,4-25)

LEGALS



PUBLIC NOTICE OF SIGNIFICANT INDUSTRIAL USER POLLUTION VIOLATION(S)

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

During the 2023 evaluation period (October 2022 through December 2023), the following industrial users were found to be in significant noncompliance (SNC), as defined in 40 CFR 403.8(f)(2)(viii), with the United States Environmental Protection Agency's National Pretreatment Standards and/or WSSC Water's Industrial and Special Waste Regulations.

ATK Space Systems LLC (11313 Frederick Avenue, Beltsville, MD 20705) failed to notify WSSC within 24 hours of becoming aware of a violation. This violation constitutes SNC for failure to accurately report non-compliance during the October 2022 through March 2023 evaluation period. Enforcement Actions included a Notice of Violation (NOV) and a Compliance Directive.

Coca-Cola Consolidated, Inc. Silver Spring Facility (1710 Elton Road, Silver Spring, MD 20903) violated the permitted daily maximum limitation for Oil & Grease (Non-Polar, Petroleum) on 3/21/2023. This violation constitutes Chronic and Technical Review Criteria (TRC) SNC during the October 2022 through March 2023 evaluation period. Enforcement Actions included an NOV, additional monitoring, and a Compliance Directive. The industry has returned to compliance for Oil & Grease (Non-Polar, Petroleum).

Tricon Chemical Corporation (8140 Cryden Way, Forestville, MD 20747) violated the permitted daily maximum limitation for Total Phosphorous on 3/28/2023. This violation constitutes Chronic and TRC SNC during the October 2022 through March 2023 evaluation period. Enforcement Actions included an NOV, additional monitoring, and a Compliance Directive. The industry has returned to compliance for Total Phosphorous.

147015 (4-18)

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.
Christine M Hatcher
9911 Moreland Street
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005913

Notice is hereby given this 8th day of April, 2024, 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 8th day of May, 2024, 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 8th day of May, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$343,603.17. The property sold herein is known as 9911 Moreland Street, Fort Washington, MD 20744.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146990 (4-18,4-25,5-2)

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.
Tamiika Cole,
a/k/a Tamika Cole
11904 Green Tee Turn
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 22-07904

Notice is hereby given this 8th day of April, 2024, 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 8th day of May, 2024, 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 8th day of May, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$457,431.42. The property sold herein is known as 11904 Green Tee Turn, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146991 (4-18,4-25,5-2)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7209 SHEILA TURN
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated May 25, 2022 and recorded in Liber 47743, Folio 412, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,760.00, and an interest rate of 7.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 23, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
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www.tidewaterauctions.com

146890 (4-4,4-11,4-18)

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LEGALS

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT TO THE PRINCE GEORGE'S COUNTY FISCAL YEAR (FY) 2020 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2020 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on May 17, 2024. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or can be mailed upon request by contacting DHCD at 301-883-6511.

The purpose of the Substantial Amendment to the FY 2020 Annual Action Plan is to include new Community Development Block Grant COVID-19 Round 1 ("CDBG-CV1") and Community Development Block Grant COVID-19 Round 3 ("CDBG-CV3") Program activities in order to assist in the prevention, preparation for and response to the coronavirus crisis.

Proposed CDBG-CV1R2 and CDBG-CV3R funded projects:

• Public Services	\$1,379,734.00
Total:	\$1,379,734.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 306, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

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 306
Largo, Maryland 20774
Date: April 18, 2024

147017 (4-18)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11605 WHITTIER ROAD
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated July 2, 2004 and recorded in Liber 20232, Folio 500, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,600.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 23, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146891 (4-4,4-11,4-18)

LEGALS

AVISO PÚBLICO

PROYECTO DE ENMIENDAS RELEVANTES AL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2020 DEL CONDADO DE PRINCE GEORGE PARA EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO

El Proyecto de Enmiendas Relevantes al Plan de Acción Anual (AAP, en inglés) del año fiscal 2020 del condado de Prince George para el Departamento de Vivienda y Comunitario se somete a la opinión pública por un periodo de 30 días. El periodo para hacer comentarios públicos finalizará el 17 de mayo de 2024. Puede obtenerse una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o bien, puede solicitarse por correo comunicándose con el DHCD llamando al teléfono 301-883-6511.

El objetivo de la Enmienda Relevante al Plan de Acción Anual del año fiscal 2020 es incluir nuevas actividades del Programa de Subvención en Bloque para el Desarrollo Comunitario COVID-19 Ronda 1 ("CDBG-CV1") y del Programa de Subvención en Bloque para el Desarrollo COVID-19 Ronda 3 ("CDBG-CV3") con el fin de ayudar en la prevención, preparación y respuesta a la crisis del coronavirus.

Proyectos propuestos financiados por el CDBG-CV1R2 y el CDBG-CV3R:

• Servicios Públicos	\$1,379,734.00
Total:	\$1,379,734.00

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, ubicado en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant: SEGrant@co.pg.md.us.

Si desea obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al 301-883-6511, o mediante el dispositivo de telecomunicaciones para personas sordas (TDD, en inglés) al 301-883-5428.

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

Autorizado por:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 18 de abril de 2024

147018 (4-18)

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