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Prince George's Post
Newspaper*

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LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2608 SAINT MARYS VIEW ROAD
 ACCOKEEK, MD 20607**

By authority contained in a Deed of Trust dated June 29, 2018 and recorded in Liber 41112, Folio 87, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,000.00, and an interest rate of 3.625%, 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

JULY 16, 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 \$34,000.00 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

147468 (6-27-7-4,7-11)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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 LINTHICUM HEIGHTS, MD 21090
 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9300 ALLENTOWN ROAD
 FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated August 13, 2008 and recorded in Liber 29965, Folio 234, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$258,825.00, and an interest rate of 2.500%, 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

JULY 16, 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 \$23,000.00 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

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 (410) 825-2900
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147469 (6-27-7-4,7-11)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4903 CHURCH ROAD
 BOWIE, MD 20720**

By authority contained in a Deed of Trust dated April 11, 2016 and recorded in Liber 38259, Folio 529, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$645,000.00, and an interest rate of 3.281%, 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

JULY 16, 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 \$64,000.00 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

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 www.tidewaterauctions.com

147470 (6-27-7-4,7-11)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
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 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2908 CITRUS LANE
 UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.625%, 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

JULY 16, 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 \$20,000.00 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

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147478 (6-27-7-4,7-11)

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

**3008 HENSON BRIDGE TERRACE
 FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated March 25, 2016 and recorded in Liber 38096, Folio 489, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,502.00, 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

JULY 9, 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 \$13,000.00 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

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147425 (6-20,6-27-7-4)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**1801 ARCADIA AVENUE
 CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated November 30, 2020 and recorded in Liber 44541, Folio 133, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, 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

JULY 9, 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 \$34,000.00 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

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147426 (6-20,6-27-7-4)

THE PRINCE GEORGE'S POST NEWSPAPER

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LEGALS

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2024-02

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2024; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY25 for the City of Hyattsville are set as follows:

Table with columns: TAX TYPE, RATE, Building Square Feet (sf), Dwelling Unit (du), Equivalent Use Factors (EUF), Special Tax Per EUF, Special Tax Requirement.

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY25 for the City of Hyattsville was the subject of a public hearing on June 3, 2024, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 10, 2024 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville – FY2025 Budget

Main budget table with columns: General Fund, Capital Projects Fund, Special Revenue Fund, Debt Service Fund, Total All Funds.

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

This Ordinance was introduced on June 3, 2024, at a public meeting and then adopted, on June 10, 2024, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2025, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2024-02 in its entirety, please contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

147485 (6-27-7-4)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2024-03 – Authorizing the Issue and Sale of General Obligation Bonds

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2024-03 – Authorizing the Issue and Sale of General Obligation Bonds on June 10, 2024. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance amending and ratifying the authorization and empowerment of the City of Hyattsville (The ‘City’) to issue and sell from time to time, upon its full faith and credit, one or more series of general obligation bonds in an original aggregate principal amount not exceeding seventeen million five hundred thousand dollars (\$17,500,000), the proceeds of the sale thereof to be used and applied for the public purpose of financing, reimbursing or refinancing costs (as defined in this Ordinance) of the project identified herein as 3505 Hamilton Street Public Safety Building, together with related costs.

The Ordinance is effective on June 30, 2024. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2024-03-Authorizing the Issue and Sale of General Obligation Bonds in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

147484 (6-27-7-4)

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

1159 BOOKER DRIVE CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated January 6, 2021 and recorded in Liber 44766, Folio 106, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$292,022.00, and an interest rate of 3.750%, 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

JULY 16, 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 (410) 825-2900 www.tidewaterauctions.com

147471 (6-27-7-4,7-11)

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

6901 100TH AVENUE LANHAM, MD 20706

By authority contained in a Deed of Trust dated October 14, 2005 and recorded in Liber 23596, Folio 205, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$77,000.00, and an interest rate of 11.350%, 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

JULY 16, 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 \$7,600.00 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

147472 (6-27-7-4,7-11)

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

9013 PINEHURST DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,587.00, 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

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

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

147473 (6-27-7-4,7-11)

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

37 WATKINS PARK DRIVE, UNIT 19 UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 8, 2007 and recorded in Liber 28434, Folio 488, , modified by Loan Modification Agreement recorded on August 7, 2013, at Liber No. 35053, Folio 049, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an interest rate of 4.250%, 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

JULY 16, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$12,000.00 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

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147475 (6-27-7-4,7-11)

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10514 TWIN KNOLL WAY
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Don Warren and Laveda Warren, dated October 12, 2006, and recorded in Liber 26361 at folio 430 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

JULY 23, 2024
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 \$50,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-609913)

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

147521 (7-4-7-11,7-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14101 OLD MARLBORO PIKE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Paul D. Evans aka Paul David Evans and Estate of Wanda Machelie Leonard-Evans, dated August 9, 2005, and recorded in Liber 23273 at folio 155 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

JULY 16, 2024
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 \$19,000.00 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 ten (10) 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 7.148% 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 21-600561)

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

147466 (6-27-4,7-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

5734 MIDDLETON LANE
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Lawrence Z. Garrison, dated June 21, 2006, and recorded in Liber 28928 at folio 475 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

JULY 16, 2024
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 \$15,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601431)

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

147467 (6-27-7-4,7-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3203 STONESBORO ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards aka Ranjit Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 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

JULY 16, 2024
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 \$63,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42372)

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

147477 (6-27-7-4,7-11)

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LEGALS

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

July 4, 2023

Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
(301) 883- 6511

On or after July 15, 2024, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as Housing Initiative Partnership, Inc. (HIP), PY49, Acquisition and Rehabilitation of a Single-family Townhome located at 7924 Allendale Drive in Hyattsville, Maryland. This property will be substantially rehabilitated then re-sold to a first-time homebuyer earning 80% or less of the area median income. The residence is approximately 858 square feet in size on an approximately 4,199 square foot lot. The residence was constructed in 1955. The estimated total project cost is \$449,969 and the estimated HUD funding amount is \$255,000.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development by sending an e-mail to Jmbotijj@co.pg.md.us. All comments received by July 12, 2024, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

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

OBJECTIONS TO RELEASE OF FUNDS

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

Ashley Johnson-Hare, Deputy Director
Prince George's County
Department of Housing and Community Development

147539

(7-4)

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LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

JULY 10, 2024

- t/a Calverton Liquors, Jayshree J. Shah, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Jay, Inc., 11717 Beltsville Drive, Beltsville, 20705. - Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a Brightseat Liquors, Naresh C. Bhardwaj, President, Manish Patel, Secretary/Treasurer, Class A, Beer, Wine and Liquor, GOPI VRAJ BASNA, Inc., 2600 Brightseat Road, Landover, 20785. Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Apollo Wine & Spirits, Harshadkumar Patel, Managing Member/Authorized Person, Class A, Beer, Wine and Liquor, Eastover Wine & Spirits, LLC, 4585 Telfair Blvd., Suite #300A, Camp Springs, 20746. - Request for a Special Sunday Sales Permit. Represented by Benjamin Carter, Esquire.
- t/a Andrew's Restaurant, Gwendolyn Sanders, Member-Manager, Devon Hall, Member-Manager, Class B(R), Beer, Wine and Liquor, K&W Kitchen, LLC, 6407-13 Suitland Road, Morningside, 20746. - Request for a Special Entertainment Permit. Represented by Robert Kim, Esquire.
- t/a Greenbelt Liquors, Lakshit Gaind, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, P.K. Liquors, Inc., 6000 Greenbelt Road #68, Greenbelt, 20770. - Request for a Delivery Permit. Represented by Linda Carter, Esquire.
- t/a 92 Chicken Wine and Spirits, Youn Sook Kim, President, Class B+, Beer, Wine and Liquor, Youn's Corp., 10820J Rhode Island Avenue, Beltsville, 20705. Request for a Special Sunday Sales permit. Represented by Robert Kim, Esquire.
- t/a De Ranch Restaurant, Paschal Agubuzo, President, Secretary, Treasurer, Class B, Beer, Wine and Liquor, De Revolution 2000, Inc., 3511 Maryland Avenue, Cheverly, 20785. - On November 14, 2023, the Board issued a provisional Special Entertainment Permit with a duration of six (6) months to specified conditions for compliance. The Board intended to conduct a follow-up of the premises to decide on granting a permanent Special Entertainment Permit.
- Joseph A. Giovannoni, President/Treasurer (Deceased), Sherry Lynn Giovannoni, Vice President/Secretary, t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, Maryland 20735, Class BL+, Beer, Wine and Liquor, is summonsed to show cause or an alleged violation of the Rules and Regulations for Prince George's County. "Change in Mode of Operation" - Specifically, the establishment was having entertainment without an Entertainment Permit. "In the event a licensee decides to significantly alter the mode of operation contained in the original application approved by the Board, at the time of issuance of the license, such change must first be presented to the Board for approval. Changes in the mode of operation would include but not be limited to, entertainment, alteration of physical premises, and presentation of food, alcoholic beverages, seats and/or physical environment both inside and outside of the licensed premises." To wit: on Saturday, April 20th, 2024, at approximately 10:08 pm, Liquor Inspectors Farmer-Johnson and Kinney of the Board of License Commissioners conducted an Entertainment Inspection at the Fish Market Restaurant located at 7611 Old Branch Avenue, Clinton, Maryland 20735. Upon exiting their cars, they heard music coming from inside the establishment. They observed a security guard just inside the door checking IDs. As they entered the establishment, the music became louder, and it was obvious that the music was being amplified from a speaker. They inspected the alcoholic beverage license to check for the presence of a Special Entertainment endorsement. There was none. The license clearly stated, "NO ENTERTAINMENT PERMITTED". They immediately proceeded over to the DJ to gather photo evidence of the DJ at his station and the amplified speakers hooked to his equipment. The DJ continued to switch songs and work between two (2) separate tables on his platform. Based on the observation a violation was issued. The licensee had a previous violation dated June 02, 2023, for RR #1 Sale to a minor, fined \$1,500. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Miguel Venutra, President, Secretary, Treasurer, t/a Anthony's New York Pizza & Pasta House, 15480 Annapolis Road, Suite 220,

- Bowie, Maryland 20715, Class B, Beer and Wine, To wit: on February 7, 2024, the licensee was fined and ordered by the Board to attend or have an employee of the establishment attend Alcohol Awareness training, within ninety (90) days of the hearing for violation of Rule and Regulation #6. To date, proof of Alcohol Awareness Training has not been provided to the Board. Note: Even if proof of training is provided, the licensee must appear for this hearing. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Linda Carter, Esquire.
- Moises Juan Ramirez, President, Secretary, Treasurer, t/a Mexico Lindo Restaurant of Maryland, 5652 Annapolis Road, Bladensburg, Maryland 20710, Class BL(R), Beer, Wine and Liquor, to wit: on September 9, 2023, the licensee was fined and ordered by the Board to attend or have an employee of the establishment attend Alcohol Awareness training, within ninety (90) days of the hearing for violations of Rule and Regulation #9 and #32. To date, proof of Alcohol Awareness Training has not been provided to the Board. Note: Even if proof of training is provided, the licensee must appear for this hearing. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
 - Marlon Selmon, Owner, t/a BLVCK COW, 6133 Highbridge Road, Bowie, Maryland 20720, Class B(BLX), Beer, Wine and Liquor, to wit: on February 7, 2024, the licensee was fined and ordered by the Board to attend or have an employee of the establishment attend Alcohol Awareness training, within ninety (90) days of the hearing for violation of Rule and Regulation #11. To date, proof of Alcohol Awareness Training has not been provided to the Board. Note: Even if proof of training is provided, the licensee must appear for this hearing. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Linda Carter, Esquire.
 - Israt Jahan, Manager/Member, t/a 24/7 MH Grocery and Restaurant, 3210 Branch Avenue, Silver Hill, Maryland 20748, Class B, BL+, Beer, Wine and Liquor, is summonsed to show cause or an alleged violation for multiple alleged violations of the Rules and Regulations of the Board of License Commissioners, for Prince George's County to include R.R. No. 4, R.R. No. 26, R.R. No. 32, R.R. No. 37, and R.R. No. 83. To wit: on Friday, May 10, 2024, at approximately 11:10 am, Chief Liquor Inspector Clark, Deputy Chief Liquor Inspectors Mendoza, and Vauss from the Board of License Commissioners (BOLC) and Inspector Stanton from DPIE conducted a Focus Inspection at 24/7 MH Grocery and Restaurant, located at 3210 Branch Avenue, Silver Hill, Maryland. Upon arrival to 24/7 MH Grocery and Restaurant, we conducted a visual observation of the outside perimeter of the establishment. We instantly noticed that the restaurant associated with the liquor store had a handwritten notice, taped on the front door, informing the community that the restaurant was now closed. Therefore, the licensee was in violation of R.R. NO. 37 - CHANGE IN MODE OF OPERATION. The Chief then asked to see the inventory and all invoices associated with all the alcohol. Mr. Maid replied, this is all the alcohol we have on site. He was unable to provide invoice records to prove the purchase, which is a direct violation of RR. NO. 26(A7)-RECORDS. We asked Mr. Maid to provide employee records to ensure he was an employee of the establishment and he replied, "I do not have any". He was then informed that he was in direct violation of R.R. NO. 4 -RECORDS OF EMPLOYEES. Since Mr. Maid was in charge of 24/7 MH Grocery & Restaurant and the only person working at the establishment. He was asked if he was Alcohol Awareness certified and he replied "no". For this reason, he was advised that he was in direct violation of R.R. NO. 83 -ALCOHOL AWARENESS. Throughout the investigation, (Mr. Maid) the individual working as an employee at 24/7 MH Grocery and Restaurant was very dismissive and would not assist with locating the owner. For these reasons he was in direct violation of R.R. NO. 32 -INSPECTIONS. The licensee has one previous violation in the past two years (May 5, 2024). The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
 - Zheng Hai Zheng, President, Secretary, Treasurer, t/a Not Just Crab, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, Maryland 20748, Class B(DD), Beer, Wine and Liquor, is

LEGALS

- summonsed to show cause or an alleged violation For an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit: that on or about November 23, 2021, a new application for a Class B(DD) Beer, Wine and Liquor was filed, that on or about August 23, 2022, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Benjamin Carter, Esquire.
- A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, July 10, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.**
- BOARD OF LICENSE COMMISSIONERS**
- Attest:
Terence Sheppard
Director
June 20, 2024
- 147507 (6-27-7-4)
- LEGALS**
- NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
- TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROL VERICE EPPS-GOODINE
- Notice is given that Bobby G. Henry, whose address is 9701 Apollo Drive, # 100, Largo, MD 20774, was on April 10, 2024 appointed Personal Representative of the estate of Carol Verice Epps-Goodine, who died on September 8, 2020 without a will.
- Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.
- 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.
- BOBBY G HENRY**
Personal Representative
- CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
- Estate No. 123728
147460 (6-20,6-27-7-4)
- Joyce Titus Bailey Wilson
3803 Shady Hollow Lane
Memphis, TN 38116
202-680-0161
- NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE**
- NOTICE IS GIVEN that the Probate Court of Shelby county, Tennessee appointed Joyce Titus Bailey Wilson, whose address is 3803 Shady Hollow Lane, Memphis, Tennessee 38116 as the Executor of the Estate of Barbara Wilson who died on September 28, 2023 domiciled in Memphis, Tennessee (Shelby County) USA.
- The Maryland resident agent for service of process is Gladys Briley, whose address is 2 Cameron Grove Unit 307, Upper Marlboro, Maryland 20774.
- At the time of death, the decedent owned real or leasehold property in the following Maryland counties:
- PRINCE GEORGES, MARYLAND
- 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; or
 - (2) Two months after the foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.
- JOYCE TITUS BAILEY WILSON**
Foreign Personal Representative
- CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
- Estate No. 133712
147459 (6-20,6-27-7-4)

- ORDER OF PUBLICATION**
- FLORIDA ON THE POTOMAC, LLC
Plaintiff
v.
CROSS CREEK PHASE VI, LLC
and
CECILIA A. HODGES and
TIMOTHY A. LASCKO and
PRINCE GEORGE'S COUNTY, MD
and
- ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEEES, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:
- Vansville, 1st Election District of Prince George's County, Maryland, Pt Par 1 Rw/38 (pt Par 1 1.83a D Fr St of Md 08/09) 5.7700 Acres, Assmt \$121,900 Map 012 Grid E1 Par 001 Lib 16251 Fl 328 and assessed to Cross Creek Phase VI Inc. under Account Number 3422284, having a street address of 0 Briggs Chaney Rd., Beltsville, MD 20705.
- Defendants
- In the Circuit Court for Prince George's County, Maryland**
Case No.: C-16-CV-24-002679
- The object of this proceeding is to secure the foreclosure of all rights of redemption in the following described property situate, lying and being in Prince George's County, Maryland sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:
- Pt Par 1 Rw/38 (pt Par 1 1.83a D Fr St of Md 08/09) 5.7700 Acres, Assmt \$121,900 Map 012 Grid E1 Par 001 Lib 16251 Fl 328 and assessed to Cross Creek Phase VI Inc. under Account Number 3422284, being in the Vansville, 1st Election District of Prince George's County and having a street address of 0 Briggs Chaney Rd., Beltsville, MD 20705.
- 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 have expired and that this is not owner-occupied residential property.
- It is thereupon this 10th day of June, 2024 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 a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 13th day of August, 2024 and redeem the property known as 0 Briggs Chaney Rd., Beltsville, MD 20705 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 Plaintiff a title in fee simple free and clear of all encumbrances.
- MAHASIN EL AMIN**
Clerk of the Circuit Court for Prince George's County, Maryland
- True Copy—Test:
Mahasin El Amin, Clerk
147427 (6-20,6-27-7-4)
- LEGALS**
- NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
- TO ALL PERSONS INTERESTED IN THE ESTATE OF
CHARLES MADDOX
- Notice is given that Darryl Maddox, whose address is 3203 Aldridge Ct, Bowie, MD 20716, was on June 17, 2024 appointed Personal Representative of the estate of Charles Maddox who died on December 11, 2002 with a will.
- Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.
- All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of December, 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.
- DARRYL MADDOX**
Personal Representative
- CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
- Estate No. 64213
147492 (6-27-7-4,7-11)

The Prince George's Post

Call
301-627-0900

or
Fax
301-627-6260

Have a Very Safe Weekend

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

**14405 WOODMORE OAKS COURT
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated May 16, 2023 and recorded in Liber 49080, Folio 332, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,000.00, and an interest rate of 10.060%, 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

JULY 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 \$22,000.00 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

147515 (7-4-7-11,7-18)

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

**6001 ROSE BAY DRIVE
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated October 7, 2005 and recorded in Liber 23564, Folio 637, , modified by Loan Modification Agreement recorded on February 27, 2017, at Liber No. 39146, Folio 290, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, 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

JULY 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 \$18,000.00 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

147516 (7-4-7-11,7-18)

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

**16103 KENNY COURT
LAUREL, MD 20707**

By authority contained in a Deed of Trust dated June 28, 2017 and recorded in Liber 39810, Folio 182, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$77,000.00, and an interest rate of 7.900%, 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

JULY 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 \$6,100.00 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

147517 (7-4-7-11,7-18)

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

**13003 BELLEVUE STREET
BELTSVILLE, MD 20705**

By authority contained in a Deed of Trust dated January 29, 2010 and recorded in Liber 31424, Folio 162, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,220.00, and an interest rate of 5.000%, 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

JULY 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 \$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

147518 (7-4-7-11,7-18)

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

**9401 DANIA COURT
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, 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

JULY 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 \$31,000.00 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

147519 (7-4-7-11,7-18)

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

**2109 WINTERGREEN AVENUE
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated April 20, 2000 and recorded in Liber 13831, Folio 190, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,250.00, and an interest rate of 2.000%, 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

JULY 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 \$8,500.00 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

147520 (7-4-7-11,7-18)

THE PRINCE GEORGE'S POST NEWSPAPER
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Since 1932
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LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 9, 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, July 9, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Agricultural Resources Advisory Committee:

- Mr. Steven E. Darcey Reappointment
Soil Conservation District member
Term Expiration: 6/30/2027
- Mr. Daniel A. Donohue Reappointment
Forestry member
Term Expiration: 6/30/2027
- William "Bill" O. Ritchie, Jr. Reappointment
Citizen member
Term Expiration: 6/30/2027
- Ms. Pharyn E. Smith Reappointment
Citizen member
Term Expiration: 6/30/2027

Appointment of the following individuals to the Board of Social Services for Prince George's County:

- Ms. Keshia L. Adams Appointment
Replacing: (Vacant) William Welch
Term Expiration: 6/30/2026
- Ms. Stephanie SJ Cox Reappointment
Term Expiration: 6/30/2026
- Dr. Shirley R. Newton-Guest Reappointment
Term Expiration: 6/30/2025
- Mr. Nathaniel L. Wallace Reappointment
Term Expiration: 6/30/2027

Appointment of the following individual to the Cannabis Reinvestment and Restoration Board:

- Dr. Ronald D. Garrett Appointment
Term Expiration: 5/31/2028

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

147511 (6-27,7-4)

LEGALS



**BOWIE POLICE DEPARTMENT
FOR IMMEDIATE RELEASE**

Starting July 1, 2024, the Bowie Police Department will relocate some of the city's speed cameras as part of the Safe Speed Camera Program. The cameras on Penn Manor Lane and Kendale Lane will be moved to two locations on Excalibur Road, and the speed camera from Old Chapel will be relocated to Pointer Ridge Drive. We are providing a warning period until August 1, 2024, for the cameras on Excalibur Road, after which civil citations will be issued. For more details, please visit the City of Bowie's website: www.cityofbowie.org/speedcameras

The Safe Speed Program, a key initiative to reduce speeding and motor vehicle accidents, is crucial for ensuring the safety of pedestrians and bicyclists on roadways throughout the City of Bowie. The use of speed cameras is a significant part of this program.

The program is intended to change driving behavior rather than generate revenue for the city. Over time, as behaviors change, the number of speed camera citations is expected to decrease as drivers reduce speeds and comply with speed limits. Your safety is our priority. Below are the locations of the expected speed cameras beginning on July 1st.

Residential Camera Locations:

- EB Excalibur Road (the precise location of the hundred blocks is yet to be determined)
- WB Excalibur Road (the precise location of the hundred blocks is yet to be determined)
- 8100 BLK NB Chestnut Ave
- 2400 BLK NB Mitchellville Rd
- 15700 Blk NB Pointer Ridge Dr
- 12500 Blk EB Millstream Dr
- 2800 Blk SB Stonybrook Dr

School Zone Camera Locations:

- 15200 Blk EB Annapolis Rd
- 15200 Blk WB Annapolis Rd
- 7700 Blk NB Laurel Bowie Rd
- 4600 Blk NB Collington Rd
- 4600 Blk SB Collington Rd

147389 (6-13,7-4)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA LONG WHITE

Notice is given that Denise K. White, whose address is 6529 Ronald Rd, Capitol Heights, MD 20743-4454, was on June 20, 2024 appointed Personal Representative of the estate of Gloria Long White who died on February 14, 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 20th day of December, 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 hereafter. Claim forms may be obtained from the Register of Wills.

DENISE K. WHITE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133849
147535 (7-4,7-11,7-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY MARIE FREED

Notice is given that Jennifer L. Burns, whose address is 12224 Foxhill Lane, Bowie, MD 20715, was on June 21, 2024 appointed Personal Representative of the estate of Dorothy Marie Freed who died on January 10, 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 21st day of December, 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 hereafter. Claim forms may be obtained from the Register of Wills.

JENNIFER L. BURNS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133865
147536 (7-4,7-11,7-18)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE MARIE MEDLEY

Notice is given that Heather Hay, whose address is 12716 Buckhardt Court, Clinton, MD 20735, was on June 21, 2024 appointed Personal Representative of the estate of Jacqueline Marie Medley who died on May 14, 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 21st day of December, 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 hereafter. Claim forms may be obtained from the Register of Wills.

HEATHER HAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133590
147537 (7-4,7-11,7-18)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STANLEY DOILEY

Notice is given that Rutha Thompson, whose address is 4403 Allies Road, Morningside, MD 20746, was on June 24, 2024 appointed Personal Representative of the estate of Stanley Doiley who died on May 26, 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 24th day of December, 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 hereafter. Claim forms may be obtained from the Register of Wills.

RUTHA THOMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133888
147538 (7-4,7-11,7-18)

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