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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULETTE YVONNE DAVIS

Notice is given that Darryl Hammond, whose address is 5604 Garden Drive, Clinton, MD 20735, was on August 7, 2024 appointed Personal Representative of the estate of Paulette Yvonne Davis, who died on July 11, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of February, 2025.

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 HAMMOND
Personal Representative

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

Estate No. 134297
147817 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY D M KETTLES

Notice is given that Lourdes-Marie Denise Kettles, whose address is 33 Tunic Ave, Capitol Heights, MD 20743, was on August 1, 2024 appointed Personal Representative of the estate of Mary D M Kettles, who died on June 25, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of February, 2025.

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.

LOURDES-MARIE DENISE KETTLES
Personal Representative

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

Estate No. 134321
147818 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**TALMAGE G WILSON
AKA TALMAGE GREGORY
WILSON JR**

Notice is given that Hilda Branch, whose address is 3124 Gracefield Road, Apt 212, Silver Spring, MD 20904, was on August 8, 2024 appointed Personal Representative of the estate of Talmage G Wilson who died on March 9, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of February, 2025.

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.

HILDA BRANCH
Personal Representative

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

Estate No. 128870
147809 (8-22,8-29,9-5)

LM File No.: 3362-00001-API Solutions Corp.

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

API Solutions Inc., Plaintiff,
vs.

Jimmie Lenn Hasty, Co-Personal Representative of the Estate of Grover W. Durnell; Daphne Hope Scripture, Co-Personal Representative of the Estate of Grover W. Durnell; The testate and intestate successors of Grover W. Durnell, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Golden Rod; 1.2700 Acres; Assmt \$1,200 Map 089 Grid B2 Par 053 Lib 05257 Fl 151 and being identified on the Tax Roll as Parcel ID: 06-0472639, and which may be known as Vacant lot on Suitland Rd., Suitland, MD 20746, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Golden Rod; 1.2700 Acres; Assmt \$1,200 Map 089 Grid B2 Par 053 Lib 05257 Fl 151 and being identified on the Tax Roll as Parcel ID: 06-0472639, and which may be known as Vacant lot on Suitland Rd., Suitland, MD 20746, Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-24-003799
(TAX SALE)**

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

described as Golden Rod; 1.2700 Acres; Assmt \$1,200 Map 089 Grid B2 Par 053 Lib 05257 Fl 151 and being identified on the Tax Roll as Parcel ID: 06-0472639, and which may be known as Vacant lot on Suitland Rd., Suitland, MD 20746.

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

It is thereupon this 20th day of August, 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 general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 13th day of September, 2024, warning all persons interested in the property to appear in this Court by the 22nd day of October, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
147838 (8-29,9-5,9-12)

**THIS COULD BE
YOUR AD!**

Call 301-627-0900

for a quote.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**TALMAGE G WILSON
AKA TALMAGE GREGORY
WILSON JR**

Notice is given that Hilda Branch, whose address is 3124 Gracefield Road, Apt 212, Silver Spring, MD 20904, was on August 8, 2024 appointed Personal Representative of the estate of Talmage G Wilson who died on March 9, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of February, 2025.

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.

HILDA BRANCH
Personal Representative

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

Estate No. 128870
147809 (8-22,8-29,9-5)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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

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

You must reclaim these vehicles by: **9/9/2024.**

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

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

2007 INFINITY	G35	JNKC54E27M904824
FORD	MUSTANG	1FABP28M3FF149196
2009 INFINITY	G35	JNKC54E47M903335
1992 VOLKSWAGEN	944	YV1J8838N1054900
1996 TOYOTA	1100	JT4TN12D7T0024918
2012 NISSAN	VERSA	3N1BC1CPXCK273350
2004 TOYOTA	CAMRY	4T1BE32K34U371495
2007 MERCURY	GRAND MARQUIS	2MEFM74V47J609566
2004 CHEVROLET	SUBURBAN	1GNFC16Z14J167564
2006 CHEVROLET	EXPRESS	1GBJG312961189241
FORKLIFT		6600232
BENTLEY		SCBZR03D6LCX32943
1982 CHEVROLET	CORVETTE	1G1AY8787C5122703
1987 MERCEDES-BENZ	420SEL	WDBCA35D8HA356904
2002 GMC	3500	1GDHGG31R421135391
1997 TRAILER	TRAILER BOAT	1MDC23K15VA889719
2006 FORD	E150	1FMRE11J36HA16934
2009 MOTORCYCLE	MOPEL	RFCHA10439Y668350
MOTORCYCLE	MOPEL	RFCHA104394667327

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

2004 MERCEDES-BENZ	C320	VA	97649N	WBDRH84J74F469721
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**JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739**

2003 MERCEDES-BENZ	CLK320			WDBLK65G63T141186
1992 DODGE	RAM250 DC	FWN1045		2B6HB21Y0NK152738
1988 GMC	2500 VENDURA			1GTGE25H9J7516040
2011 NISSAN	ALTIMA			1N4AL2AP8BN442006
1994 FORD	F150	GA	XF6011	1FTFE15Y2RN853827
2014 MITSUBISHI	MIRAGE			ML32A4HJ8EH019093
2008 LAND ROVER	RANGE ROVER			SALMFI13478A287372
2010 KIA	ELANTRA			KMHFDU44D4AU131940
2006 BUICK	LUCERNE			1G4HD572X6U247695
2009 CHEVROLET	MALIBU			1G1ZG57B99F248371
2005 ACURA	MDX			2HNYD18975H542354
2008 TOYOTA	SIENNA			5TDZK23C68S211263
2010 NISSAN	ALTIMA			1N4AL2AP3AN448147
2010 TOYOTA	RAV4			JTMYF4D6V6AD023338
2003 MERCEDES-BENZ	C320			WDBRF64J53F301973
2006 CHEVROLET	IMPALA			2G1WT58K569431140
1987 MERCEDES-BENZ	300SDL			WDBCB25D4HA340593
1986 MERCEDES-BENZ	300SDL			WDBCB25D4GA273654
1994 DODGE	RAM			2B6HB21X6RK145970
1984 CHEVROLET	CAMARO			1G1AP871XEN177719
1996 MERCEDES-BENZ	S420			WDBGA43E6TA298996
1997 CHEVROLET	SUBURBAN			3GNFK16R3VGV35774
2003 MERCEDES-BENZ	CLK320			WDBLK65G63T141186
1992 DODGE	RAM250			2B6HB21Y0NK152738
1988 GMC	2500			1GTGE25H9J7516040
2010 DODGE	JOURNEY DC	JE7203		3D4PH5FV8AT120434

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

2005 BMW	645CI	VA	91109Z	WBAEH734X5B193269
2020 FORD	F550			1FDUF5G781DA5016
2001 FORD	WINDSTAR			2FMZA524X1BA65175
2008 CARRY-ON	TRAILER			4YMUL081X8V175664
2006 NISSAN	ALTIMA			1N4AL11D96C204845
2008 TRAILER				4YMUL081X8V175664
1984 CADILLAC	FLEETWOOD			1G6AW4787E9116338
2004 HONDA	PILOT	VA	TWE4008	2HKYF18664H621008

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

2013 ACURA	TL			19UUA9F5XDA004015
2004 LEXUS	RX300			JTJGA31U740042103
2006 LEXUS	RX400H			JTJHW31U460006989
2005 GMC	YUKON	PA	ESW4862	1GKEK63U55J260062
2005 NISSAN	MAXIMA			1N4BA41E15C871492
2005 FORD	CROWN VICTORIA			2FAFP74W15X130087
2005 JEEP	LIBERTY			1J8GL58K95W559391
2008 TOYOTA	COROLLA MD	576M830		JT2AE09B7R0051527
2008 CADILLAC	SRX			1GYEE637680137260
2009 NISSAN	ALTIMA			1N4AL21E69N404654
2006 CHRYSLER	CRUISER	MD	T1350323	3A8FY68B96T210418
2018 HYUNDAI	SANTE FE	DC	JA9680	5XYZT3L3B5JG535530
2004 CADILLAC	DEVILLE			1G6KE57Y94U175500
2015 VOLKSWAGEN	GTI	KS	584REM	3VW4T7AU9FM006613

147867 (8-29)

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

**TUESDAY, SEPTEMBER 10, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

10:30 A.M.

Notice is hereby given that on Tuesday, September 10, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-064-2024 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (JUNE 2024 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
Piscataway				
24/P-02 Parker Farms	80 single-family detached units with a minimum 3,000 SF of livable space and a minimum sale price of \$600,000.	180.27 AR & RR	5	4
District 9	132 F-3/4; 133 A-3/4; 142 F-1 & 143 A-1; Parcels 71, 87, 230 & 312			
24/P-03 1430 Farmington Road East	Two single-family detached units with a minimum 4,100 SF of livable space; minimum sale price to be determined. 152 C-1; Parcel 46	5.0 RE	5	4
District 9				
24/P-04 Saddle Ridge (P. 188)	Three single-family detached units with a minimum 1,384 SF of livable space with a minimum sale price of \$350,990. 144 C-4; Parcel 188	1.61 LCD	5	4
District 9				
Countywide Redesignations/Map Amendments/Water/Sewer Connection Confirmations				
District 8	Temple Hill Road		5	3
District 8	Henderson Road		5	3
Category 3 – Community System Category 4 – Community System Adequate for Development Planning Category 5 – Future Community System Category 6 – Individual System				

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: online-signup@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

147836 (8-22,8-29)

LEGALS

**LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING**

A Public Hearing for Ordinance O-7-24 Amending the Adopted Budget for the Fiscal Year Beginning

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZENAIDA FLORES LUCAS

Notice is given that Johnny Macalinao Lucas, whose address is 6515 Halleck Street, District Heights, MD 20747, was on May 22, 2024 appointed personal representative of the small estate of Zenaida Flores Lucas who died on April 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

JOHNNY MACALINAO LUCAS
Personal Representative

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

Estate No. 133562
147843 (8-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENT CHEW

Notice is given that Florence P Chew whose address is 3859 Saint Barnabas Road Unit 102, Suitland, MD 20746, was on July 12, 2024 appointed personal representative of the small estate of Vincent Chew who died on May 17, 2023 with a will.

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

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

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

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

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

FLORENCE P CHEW
Personal Representative

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

Estate No. 134097
147844 (8-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALMA LAURA WILLIAMS

Notice is given that Judy L Marshall whose address is 15600 Wellingham Court, Accokeek, MD 20607, was on August 20, 2024 appointed personal representative of the small estate of Alma Laura Williams who died on May 29, 2023 with a will.

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

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

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

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

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

JUDY L MARSHALL
Personal Representative

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

Estate No. 131653
147845 (8-29)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)
REGULAR SESSION
SEPTEMBER 4, 2024**

1. t/a Pleasant Liquors, Gurpreet Bhinder, President, Class A, Beer, Wine and Liquor, AJR Group, Inc., 5704 Martin Luther King Highway, Seat Pleasant, 20743. - Request for a Special Sunday Sales Permit.
2. t/a Marlton Liquors, Geetaben S. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Marlton Spirits, LLC, 9518 Crain Highway, Upper Marlboro, 20772. - Request for a Delivery Permit. Represented by Robert Kim, Esquire.
3. t/a Azteca Restaurant, Diana Odett Bedolla Hernandez, President, Secretary, Treasurer Class B, Beer, Wine and Liquor, NSPKH, Inc., 15101 Baltimore Avenue, Suite 101, Laurel, 20707. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
4. t/a Sonesta Select Greenbelt College Park, Kanwal Mac Singh, Member Manager, Linda Carter, Member, Authorized Person, Class B(BH), Beer, Wine and Liquor, MAC Hotels, LLC, 6301 Golden Triangle Drive, Greenbelt, 20770. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
5. t/a Doubletree by Hilton/La Curva Bar & Grill, Natacha Lyn Saint-Firmin, Authorized Person/Member, Class B(BH), Beer, Wine and Liquor, MHI Laurel West, LLC, 15101-15107 Sweitzer Lane, Laurel, 20707. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
6. Henry W. Slice President, JoAnn Slice, Secretary / Treasurer, Brandon H. Slice, Vice President, t/a Modern Liquors, 2358 Iverson Street, Temple Hills, 20748, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Rule and Regulation #35 - Trade Name of the Rules and Regulations of Prince George's County. R.R. No. 35 states: The Board of License Commissioners shall approve the trade name of a licensed premises. No Licensee shall use a trade name without Board approval. Requests for permission to change the trade name shall be submitted to the Board in writing, given the specific reason, if any, for the requested change. To wit: On Monday, June 24, 2024, at approximately 7:44 p.m., Inspector Kinney, conducted a Routine Inspection, at the Modern Liquors. Once inside the establishment, he noticed the name of the establishment on the license did not match the name on the signage located at the front entrance of Modern Liquors. The name on the signage only read the word Liquor. A violation was issued for this reason. 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.
7. Tanetta Merritt, Authorized Person, Susan Vogel, Authorized Person, t/a La'Caj, 4531 Telfair Blvd, Camp Springs, 20746, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37(E) 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 Wednesday, July 24, 2024, at approximately 9:15 PM, I, Inspector Kinney conducted a Routine Inspection at La'Caj, located at 4535 Telfair Blvd, Suite 109 and Suite 110, Camp Springs, MD 20746. Inspector Kinney entered La'Caj and requested to speak with the manager who was identified as Tanetta Merritt. During the inspection, it was observed that the establishment was providing entertainment (Live DJ controlling board), after 9:00 PM, without the required Special Entertainment Permit or Family Entertainment Permit as required by Rules and Regulations and provisions of the Annotated Code of Maryland. The licensee has had no previous violations in the past two years. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
8. Tanetta Merritt, Member/ Authorized Person, t/a Burgers@Apollo, 4531 Telfair Blvd Suite 108, Camp Springs, 20746, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37(E)

LEGALS

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 Wednesday, July 24, 2024, at approximately 9:23 PM, Inspector Kinney conducted a Routine Inspection at Burgers@Apollo, located at 4531 Telfair Blvd, Suite 108, Camp Springs, MD 20746. Inspector Kinney entered Burgers@Apollo and requested to speak with the manager who was identified as Dennis Green. During the inspection, it was observed that the establishment was providing entertainment (Karaoke), after 9:00 PM, without the required Special Entertainment Permit or Family Entertainment Permit as required by Rules and Regulations and provisions of the Annotated Code of Maryland. The licensee has had one previous violation in the past two years for R.R. No.1 - Sale to Minor on July 19, 2023. 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.

9. Mozuenorinmi P. Okolie, Member-Manager, t/a Calabar Kitchen and Lounge, 3524 Crain Highway, Bowie, 20716, Class B, Beer, Wine and Liquor, is summonsed to show cause for non-payment of fines related to R.R. No. 1 - Sale to Minor of the Rules and Regulations of Prince George's County. To wit: On Wednesday, March 13th, 2024, at approximately 8:30 pm, two female underage police explorers, (aged 17 and 18 years old) entered Calabar Kitchen and Lounge, located at 3524 Crain Highway, Bowie Md. 20716. Once inside the establishment, the underage operatives sat at the bar and ordered two (2) Margaritas from the server. After requesting to see the underage operative's IDs, the server conferred with a second server regarding the birthdates on the identification. After a brief discussion, the server proceeded to take the order and served the margaritas to the underage operatives. 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.

10. Darnell Dinkins, Authorized Person, t/a House of Comedy and Jazz, 9430 Annapolis Road, Lanham, 20706, Class B, Beer, Wine and Liquor, is summonsed to show cause for non-payment of violation fines related to violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit: On Saturday, March 23, 2024, at approximately 9:15 pm, Liquor Inspector Clinkscale of the Board of License Commissioners, entered the House of Comedy and Jazz, located at 9430 Annapolis Road, Lanham, MD, to conduct an Entertainment Inspection. The inspection was generated from an anonymous tip that this establishment was providing entertainment without a permit. 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.

11. Dandy Chukwuezi, Managing Member, t/a Base Restaurant, 5451 Annapolis Road, Hyattsville, 20710, Class B(DD), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-208 of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 26 B (7) & (14) The Board may suspend or revoke any license issued under the provision of the Alcoholic Beverage Article of the annotated Code of Maryland for any action(s) which, in the judgment of the Board, does not promote the peace and safety of the community in which the business is situated. Such action(s) include but are not limited to (7) Repetitive disturbances or disorders occurring on or about the licensed premises. (14) The commission of any act by the licensee, his/her agents, or employees that constitutes a danger to the peace and safety of the neighborhood. To wit: On or about the following dates, July 22, 2023, June 10, 2024, July 7, 2024, and other dates throughout both years, the Prince George's County Police responded to the Base Restaurant, located at 5451 Annapolis Road, Hyattsville, MD 20710, for assault calls for service, shooting calls for service and other calls for service totaling approximately 42 calls for service. One shooting resulted with a bullet entering the wall of a private home. On another occa-

sion, an altercation started inside the establishment, spilled over into the parking lot, and resulted with a female patron being shot. For these reasons, the licensee is being summoned regarding danger to the peace and safety to the community. 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.

12. Jamil Jamaludinia, Managing Member, Mynor Hernandez, Managing Member, t/a The Greene Turtle, 15914 Crain Highway, Unit A, Brandywine, 20613, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of the Rules and Regulations for Prince George's County R.R. No. 1 - Sales to Or Possession by Underage Persons and R.R. No. 32 - Inspections: Uncooperative. To wit: On Thursday, July 25, 2024, at approximately 9:55 PM, Inspector Clinkscale, Inspector Kinney, and an 18-year-old underage operative (D.O.B. 05/10/2006) from the Prince Georges County Summer Youth Program conducted an Underage Compliance Inspection at the Greene Turtle, located at 15914 Crain Highway #A, Brandywine, Maryland 20613. Inspector Kinney and the underage operative entered Greene Turtle and took a seat at the bar. Once seated, the underage operative ordered a glass of Strawberry Mojito. The bartender, Sharif Holt, proceeded to make and furnish the drink to the underage patron without asking for or checking her identification. The sale to the underage operative, witnessed by Inspector Kinney, was in direct violation of Section 6-304 and 26-2707 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation #1: Sale to or Possession of Underage Person-A licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21. Additionally, the manager (Ashley Hunter) became rude and uncooperative, as she refused to provide the Inspectors with a to-go cup needed to confiscate the evidence and refused the request by the Inspectors to take the glass used to serve the underage operative. Ms. Hunter was informed that she was in direct violation of R.R. No. 32 - Inspections: All license holders, their agents, and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforcement, Grand Jury, and representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large. The licensee has had no previous violations in the past two years. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, September 4, 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
August 15, 2024

147822 (8-22,8-29)

LEGALS

NOTICE

DIANA THEOLOGOU, ET. AL.
Substitute Trustees
Plaintiffs
vs.
SHANE SEAY, ET. AL.
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000810**

ORDERED this 9th day of August, 2024, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 1306 Walsham Drive, Upper Marlboro, MD 20774 mentioned in these proceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2024, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of September, 2024, next.

The report states the amount of sale to be \$240,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

147792 (8-15,8-22,8-29)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11301 WYCOMBE PARK LANE
 GLENN DALE, MD 20769**

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$571,200.00, and an interest rate of 6.000%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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.

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

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

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

147767

(8-15,8-22,8-29)

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

**6610 FOSTER STREET
 DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated December 26, 2007 and recorded in Liber 29215, Folio 068, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,000.00, and an interest rate of 5.125%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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.

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

147768

(8-15,8-22,8-29)

LEGALS

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 1099 WINTERSON ROAD, SUITE 301
 LINTHICUM HEIGHTS, MD 21090
 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3503 65TH AVENUE
 HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated July 9, 2007 and recorded in Liber 28679, Folio 170, modified by Loan Modification Agreement recorded on July 9, 2015, at Liber No. 37200, Folio 599, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$310,000.00, and an interest rate of 2.750%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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 \$29,000.00 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

147769

(8-15,8-22,8-29)

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LEGALS

McCabe, Weisberg & Conway, LLC
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 Laurel, Maryland 20707
 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**7721 FREDERICK ROAD
 HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Jose Ruben Esperanza, dated September 19, 2022, and recorded in Liber 48158 at folio 453 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

**SEPTEMBER 10, 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 \$28,000.00 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 5.875% 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 # 23-600634)

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

147799

(8-22,8-29,9-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**1511 WHISTLING DUCK DRIVE
 UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Estate of Earl D. Day Jr. and Estate of Nadine D. Day, dated June 26, 2006, and recorded in Liber 25492 at folio 183 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

**SEPTEMBER 10, 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 \$47,000.00 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 # 16-604769)

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

147800

(8-22,8-29,9-5)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**13914 NEW ACADIA LANE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated March 2, 2009 and recorded in Liber 30476, Folio 132, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$503,216.00, 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

SEPTEMBER 10, 2024 AT 11:30 AM

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 \$44,000.00 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 the IRS right of redemption for a period of 120 days after the sale.

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

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

147801 (8-22,8-29,9-5)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12708 DUNKIRK DRIVE
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Denise R. Baggott, dated March 27, 2006, and recorded in Liber 24929 at folio 739 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

**SEPTEMBER 3, 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 \$26,000.00 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 # 18-602644)

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

147773 (8-15,8-22,8-29)

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

**6507 FARMER DRIVE
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated December 9, 2004 and recorded in Liber 21587, Folio 171, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, 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

SEPTEMBER 10, 2024 AT 11:30 AM

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

147802 (8-22,8-29,9-5)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**15602 HUMBERSIDE WAY
UPPER MARLBORO, MARYLAND 20774**

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$675.00 due on January 1st in each and every year.

By virtue of the power and authority contained in a Deed of Trust from Wesley E. Lowe and Dana S. Lowe, dated August 25, 2006, and recorded in Liber 26703 at folio 16 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

**SEPTEMBER 3, 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 \$44,000.00 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 # 23-600644)

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

147772 (8-15,8-22,8-29)

LEGALS

Steven H. Oram, Esq.
Oram & Moss, Chartered
1101 Wootton Parkway, Suite 500
Rockville, Maryland 20852
301-652-8600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JANIS R. COLTON
AKA JANIS COLTON
AKA JANIS ROSANNE COLTON**

Notice is given that Jonathan S. Colton, whose address is 95 Pine Lake Drive, Sandy Springs, GA 30327, was on August 13, 2024 appointed personal representative of the small estate of Janis R. Colton aka Janis Colton aka Janis Rosanne Colton who died on December 22, 2023 with a will.

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

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

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

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

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

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

JONATHAN S. COLTON
Personal Representative

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

Estate No. 134462
147842 (8-29)



Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

DOLLIENA HARRIS, ET AL.
VS.

TOSHIA STARKS

**In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-002202**

ORDERED, ON THIS 22nd day of August, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, **TOSHIA NICOLE STARKS** is hereby notified that the Plaintiffs, have filed a Complaint for Custody and a Motion and Affidavit for an Emergency Hearing naming him/her as the defendant and stating that the Defendant's last known address is: 3311 Willow Crescent Dr Unit 31, Fairfax, VA 22030, and therefore it is;

ORDERED, that the Plaintiffs may serve process to the Defendant, **TOSHIA NICOLE STARKS**, in accordance with Maryland Rule 2-122(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in the county in which the action is pending for three consecutive weeks and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 21st day of September, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, **TOSHIA NICOLE STARKS**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 21ST DAY OF OCTOBER, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
147860 (8-29,9-5,9-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA JEAN COOK

Notice is given that Dennis Cook, whose address is 1311 Farrara Drive, Odenton, MD 21113, was on August 16, 2024 appointed Personal Representative of the estate of Gloria Jean Cook who died on December 31, 2015 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 16th day of February, 2025.

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.

DENNIS COOK
Personal Representative

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

Estate No. 102008
147854 (8-29,9-5,9-12)

THIS COULD BE

YOUR AD!

Call 301-627-0900 for

a quote.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON K JOHNSTONE

Notice is given that Dawnea Ball, whose address is 7808 Myers Drive, Glen Burnie, MD 21061, was on July 18, 2024 appointed personal representative of the small estate of Sharon K Johnstone, who died on June 27, 2024 without a will.

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

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

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

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

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

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

DAWNEA BALL
Personal Representative

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

Estate No. 134166
147850 (8-29)

THE PRINCE GEORGE'S POST NEWSPAPER
Serving Prince George's County
Since 1932

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, SEPTEMBER 10, 2024

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

11:15 A.M.

Notice is hereby given that on Tuesday, September 10, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-026-2024 – AN ACT CONCERNING BID AND CONTRACT SECURITY for the purpose of amending a provision of Subtitle 10A to address the challenges experienced in the marketplace to implement the current County bonding requirements; to ensure the County and its subcontracting community has adequate security for its protection in construction projects.

CB-031-2024 (DR-2) – AN ACT CONCERNING COMMON OWNERSHIP COMMUNITITES – ALTERNATIVE DISPUTE RESOLUTION for the purpose of adding Commissioners to Commission on Common Ownership Communities; providing for the terms and geographical requirements of Commission members; providing for certain powers; providing for certain definitions; providing for alternative dispute resolution and the exhaustion of administrative remedies; providing for a request for relief from a stay; providing for acceptance of jurisdiction of complaints; providing for the production of evidence; providing for mediation and dismissal before a hearing; providing for a hearing panel; providing for an administrative hearing; providing for the settlement of disputes and assistance to parties; and generally relating to alternative dispute resolution in common ownership communities.

CB-057-2024 – AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of amending the Classification Plan of the County to reallocate the grade for a certain class of work.

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: onlinesignup@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

147863 (8-29,9-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSALIND MACON

Notice is given that Marlene Wright, whose address is 13403 Messenger Place, Upper Marlboro, MD 20774, was on August 16, 2024 appointed Personal Representative of the estate of Rosalind Macon, who died on September 2, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of February, 2025.

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.

MARLENE WRIGHT
Personal Representative

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

Estate No. 130832
147857 (8-29,9-5,9-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENIVA L ALEXANDER

Notice is given that Dorrella Noel, whose address is 119 Brookside Lane, Cresco, PA 18326, was on August 14, 2024 appointed personal representative of the small estate of Keniva L Alexander, who died on December 9, 2021 without a will.

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

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

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

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

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

DORRELLA NOEL
Personal Representative

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

Estate No. 134470
147853 (8-29)

LEGALS

Michelle Hightower
14311 Cypress Valley Dr
Cypress, TX 77429
832-286-7779

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS GIVEN that the County Clerk, Probate Courts Dept Court of Harris County, Texas appointed Michelle Hightower, whose address is 14311 Cypress Valley Dr, Cypress, TX 77429, as the Independent Administrator of the Estate of Eleanor Delores Graham who died on December 28, 2020 domiciled in Texas, United States.

The Maryland resident agent for service of process is Kim Prophet, whose address is PO Box 1244, Bowie, MD 20718.

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

PRINCE GEORGE'S COUNTY

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

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

MICHELLE HIGHTOWER
Foreign Personal Representative

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

Estate No. 133794
147753 (8-15,8-22,8-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WANDA M BLALOCK

Notice is given that Jamar W Creech, whose address is 312 Marshall Ave Suite #900, Laurel, MD 20707, was on July 29, 2024 appointed Personal Representative of the estate of Wanda M Blalock who died on September 8, 2023 with a will.

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

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.

JAMAR W CREECH
Personal Representative

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

Estate No. 130693
147779 (8-15,8-22,8-29)

NOTICE

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

V.

Vetta J. Ridgeway-Fulks
6607 Dandee Lane
Bowie, MD 20720
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF20-09804**

Notice is hereby given this 12th day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of September, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 12th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$525,000.00. The property sold herein is known as 6607 Dandee Lane, Bowie, MD 20720.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147796 (8-22,8-29,9-5)

ORDER OF PUBLICATION

SAAD BENKIRANE
2701 12th Street, S.
Arlington, Virginia 22204

Plaintiff
Vs.

NATIONAL READY CONCRETE ASSOC. a/k/a
NATIONAL READY MIXED CONCRETE ASSOCIATION
900 Spring Street
Silver Spring, Maryland 20910

and
UNKNOWN OWNER OF PROPERTY
5600 Branchville Road,
Map 025, Grid F4, Parcel 146,
Acct No. 21-2370633

the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

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

And all other persons having or claiming to have an interest in 5600 Branchville Road, Account Number 21-2370633

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
CASE NO.: C-16-CV-24-003646**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 5600 Branchville Road, Account Number 21-2370633 and assessed to National Ready Concrete Association a/k/a National Ready Mixed Concrete Association, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

5600 Branchville Road,
District 21, Map 025, Grid F4,
Parcel 0146,
Acct No.: 2370633

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

It is thereupon this 12th day of August, 2024, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 6th day of September, 2024, warning all persons interested in said property to be and appear in this Court by the 15th day of October, 2024, to redeem the property, 5600 Branchville Road, Account Number 21-2370633, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, SAAD BENKIRANE, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
147797 (8-22,8-29,9-5)

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County
Since 1932*

LEGALS

**IN THE PROBATE COURT OF
MADISON COUNTY, ALABAMA**

**IN THE MATTER
OF THE ADOPTION PETITION OF
SUE CAROL ANDERSON HARRIS
WILLIAM THOMAS HARRIS, JR.**

CASE NO. 80541

**ORDER GRANTING
PETITIONER'S NOTICE OF
HEARING PUBLICATION**

Petitioners, SUE CAROL ANDERSON HARRIS and WILLIAM THOMAS HARRIS, JR. having filed a Notice of Hearing on their Petition for Adoption of Thomas Edward Hopkins, IV pursuant to Code of Alabama 1975 §26-10A-17(c)(1), and it appearing to the Court that said petition is in proper form, it is,

ORDERED, ADJUDGED AND DECREED BY THE COURT AS FOLLOWS:

1. That *The Prince George's Post*, publish this notice once a week for four (4) consecutive weeks, and thereafter file with the Court a copy of the notice so published and an affidavit of publication.
2. That said petition is hereby set for hearing on the 10th day of October, 2024 at 10:00 o'clock a.m.
3. That any person having any objection to the said petition make the same known in writing filed with this Court on or before the day and time of said hearing.

DONE this the 6th day of August, 2024.

Frank Barger
JUDGE OF PROBATE
147823 (8-22,8-29,9-5,9-12)

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Prince
George's
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Newspaper*

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Weekend

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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

7106 EAST SPRING STREET
LANDOVER, MD 20785

By authority contained in a Deed of Trust dated March 27, 2017 and recorded in Liber 39713, Folio 315, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$322,500.00, and an interest rate of 6.839%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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 \$24,000.00 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

147764

(8-15,8-22,8-29)

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

13315 FORT WASHINGTON ROAD
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 22, 1991 and recorded in Liber 8099, Folio 406, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an interest rate of 9.500%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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 \$10,000.00 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

147765

(8-15,8-22,8-29)

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

7114 E KILMER STREET
HYATTSVILLE, MD 20785

By authority contained in a Deed of Trust dated February 13, 2006 and recorded in Liber 24384, Folio 489, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$264,000.00, and an interest rate of 6.300%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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 \$25,000.00 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

147766

(8-15,8-22,8-29)

**IT'S BACK TO
SCHOOL TIME!**

DRIVER'S PLEASE REMEMBER:

B E AWARE

U STAY ALERT

S O KIDS DON'T GET HURT

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE A SHADE

Notice is given that Belinda Shade Moore, whose address is 3816 Lakewood Place, Waldorf, MD 20602, was on August 6, 2024 appointed Personal Representative of the estate of Rose A Shade 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 6th day of February, 2025.

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.

BELINDA SHADE MOORE
Personal Representative

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

Estate No. 134312
147813 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURITZ DUANE SWANSON

Notice is given that Gregory Duane Swanson, whose address is 4801 Bolling Lane, Knoxville, TN 37919, was on August 8, 2024 appointed Personal Representative of the estate of Mauritz Duane Swanson who died on May 7, 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 8th day of February, 2025.

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.

GREGORY DUANE SWANSON
Personal Representative

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

Estate No. 134070
147814 (8-22,8-29,9-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
INDIA WALLACE

Notice is given that Anthony D. Wallace, whose address is 15880 Prince Frederick Road, Hughesville, MD 20637, was on August 9, 2024 appointed Personal Representative of the estate of India Wallace, who died on January 19, 2000 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of February, 2025.

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

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

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

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

ANTHONY D. WALLACE
Personal Representative

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

Estate No. 134206
147815 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MORRIS MAURICE ISAAC
AKA: MORRIS ISAAC**

Notice is given that Carolle Isaac, whose address is 2213 Chapman Rd, Hyattsville, MD 20783, was on August 9, 2024 appointed Personal Representative of the estate of Morris Maurice Isaac, who died on November 25, 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.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of February, 2025.

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.

CAROLLE ISAAC
Personal Representative

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

Estate No. 134399
147816 (8-22,8-29,9-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CALVIN JOHN LEE JR

Notice is given that Linda Lee, whose address is 501 Main Street, #422, Laurel, MD 20707, was on May 22, 2024 appointed Personal Representative of the estate of Calvin John Lee Jr, who died on August 26, 2023 without a will.

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

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

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

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

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

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

LINDA LEE
Personal Representative

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

Estate No. 130773
147825 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BOBBY RAY SMITH

Notice is given that Byron Smith, whose address is 27 Rock Creek La, Louisa, VA 23093, was on August 8, 2024 appointed Personal Representative of the estate of Bobby Ray Smith, who died on June 20, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of February, 2025.

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.

BYRON SMITH
Personal Representative

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

Estate No. 134397
147821 (8-22,8-29,9-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ANTHONY C SHULER
AKA: ANTHONY CLAYTON
SHULER**

Notice is given that Anthony Shuler II, whose address is 2515 Grand Glen Rd, Richmond, VA 23223, was on August 9, 2024 appointed Personal Representative of the estate of Anthony C Shuler, who died on July 18, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of February, 2025.

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

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

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

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

ANTHONY SHULER II
Personal Representative

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

Estate No. 134424
147820 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEVERN M YOUNGER

Notice is given that Vernessa Younger, whose address is 12306 Woodwalk Terrace, Mitchellville, MD 20721, was on August 13, 2024 appointed Personal Representative of the estate of Levern M Younger, who died on June 6, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of February, 2025.

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.

VERNESSA YOUNGER
Personal Representative

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

Estate No. 130381
147819 (8-22,8-29,9-5)

LEGALS

NOTICE

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

v.

Dori M. Tyson
6908 Kipling Parkway
District Heights, MD 20747
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-001712**

Notice is hereby given this 21st day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of September, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of September, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$325,000.00. The property sold herein is known as 6908 Kipling Parkway, District Heights, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
147839 (8-29,9-5,9-12)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
John Ansell
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Auxiliadora A. Morales
1836 Metzertott Road, Unit 1903
Adelphi, MD 20783
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-002054**

Notice is hereby given this 21st day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of September, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 23rd day of September, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$137,927.90. The property sold herein is known as 1836 Metzertott Road, Unit 1903, Adelphi, MD 20783.

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

True Copy—Test:
Mahasin El Amin, Clerk
147840 (8-29,9-5,9-12)

**THIS COULD BE
YOUR AD!**
Call 301-627-0900 for
a quote.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT M HOPSON

Notice is given that Vaughn Hopson, whose address is 1625 Rockaway Parkway, Apt3Y, Brooklyn, NY 11236, was on July 30, 2024 appointed personal representative of the small estate of Robert M Hopson, who died on April 25, 2023 without a will.

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

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

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

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

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

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

VAUGHN HOPSON
Personal Representative

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

Estate No. 130516
147851 (8-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN HARDING

Notice is given that Shawn Harrington, whose address is 1350 E Street SE, Apt 208, Washington, DC 20003, was on August 16, 2024 appointed personal representative of the small estate of Jean Harding, who died on July 23, 2024 without a will.

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

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

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

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

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

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

SHAWN HARRINGTON
Personal Representative

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

Estate No. 134368
147852 (8-29)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
EUGENE A. STEVENS
Estate No.: 131140**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Adrienne Stevens-Bly for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 26, 2024 at 10:30 A.M.**

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

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

147807 (8-22,8-29)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
CLYDE E MILLER
Estate No.: 132547**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 26, 2024 at 10:30 A.M.**

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

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

147805 (8-22,8-29)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
MARY ROBINSON
Estate No.: 132743**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 26, 2024 at 10:30 A.M.**

LEGALS

NOTICE

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

Plaintiffs

vs.

Peter O. Agbro aka
Peter Okeamute Agbro,
Deidra R. Agbro aka Deidra Renee
Agbro, Deidra R. Agbro and
Peter Okeamute Agbro co Trustee
of Agbro Family Trust

Defendants

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

CIVIL NO. C-16-CV-24-001151

ORDERED, this 21st day of August 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5612 Baltimore Avenue, Hyattsville, Maryland 20781 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of September, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of September, 2024, next.

The report states the amount of sale to be \$489,000.00.

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

147841 (8-29,9-5,9-12)

LEGALS

**DISTRICT COURT OF
MARYLAND FOR PRINCE
GEORGE'S COUNTY
CASE NUMBER
D-05-LT-24-27556-001**

CEDARVILLE MHC, LLC

vs.

ESTATE OF JAMES HEAPS

COMPLAINT AND SUMMONS:

Cedarville MHC, LLC has filed a Complaint for Failure to Pay Rent against the Estate of James Heaps with respect to the Premises at 10505 Cedarville Road 6st-16, Brandywine, Maryland 20613 in the amount of \$6,753.00, plus late fees of \$100.00, for a total of \$6,853.00 as of August, 2024. Cedarville MHC, LLC has requested to repossess the Premises.

Hearing of this matter has been scheduled for Thursday, September 9, 2024 at 10:45 a.m. at the District Court of Maryland for Prince George's County at 4990 Rhode Island Avenue, Hyattsville, Maryland 20781. All interested parties are summoned to appear at the hearing of this matter and to show cause why the demand of the landlord should not be granted. Failure to appear may result in a default judgment for possession being granted.

147862 (8-29)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET DASH

Notice is given that Deidre Y. Grant, whose address is 14721 Hampshire Hall Court, Upper Marlboro, MD 20772, was on August 6, 2024 appointed Personal Representative of the estate of Margaret Dash who died on June 11, 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 6th day of February, 2025.

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.

DEIDRE Y. GRANT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134002
147812 (8-22,8-29,9-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT DUNCAN

Notice is given that Xantippe A. Humphries, whose address is 14208 Wild Wood Court, Upper Marlboro, MD 20774, was on July 17, 2024 appointed Personal Representative of the estate of Robert Duncan who died on November 15, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of January, 2025.

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.

XANTIPPE A HUMPHRIES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131956
147811 (8-22,8-29,9-5)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARL DIXON

Notice is given that Jan Dixon, whose address is 3635 Elder Oaks Boulevard, Apt #1304, Bowie, MD 20716, was on August 6, 2024 appointed Personal Representative of the estate of Carl Dixon, who died on June 1, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of February, 2025.

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.

JAN DIXON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134291
147787 (8-15,8-22,8-29)

LEGALS

Eric T. Fifer, Esquire
Hassani, Focas & Fifer, P.A.
22 West Pennsylvania Avenue,
Suite 606
Towson, MD 21204
410-339-7313

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON A. ANDERSON

Notice is given that Bryan Anderson, whose address is c/o Hassani, Focas & Fifer, P.A., 22 West Pennsylvania Ave., Suite 606, Towson, MD 21204, was on July 30, 2024 appointed Personal Representative of the estate of Sharon A. Anderson, who died on February 22, 2019 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of January, 2025.

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.

BRYAN ANDERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134260
147781 (8-15,8-22,8-29)

LEGALS

James K Davis
10905 Fort Washington Road
Suite 201
Fort Washington, MD 20744
301-292-8357

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY ELLEN GIVENS

Notice is given that Cecil K Givens, whose address is 8725 Grasmere Court, Fort Washington, MD 20744, was on May 30, 2024 appointed Personal Representative of the estate of Dorothy Ellen Givens, who died on December 8, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of November, 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.

CECIL K GIVENS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133199
147790 (8-15,8-22,8-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA MICHELE TAYLOR

Notice is given that Brandon J Bruce, whose address is 14402 Quarry View Rd, Brandywine, MD 20613, was on July 16, 2024 appointed Personal Representative of the estate of Linda Michele Taylor, who died on May 14, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of January, 2025.

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.

BRANDON J BRUCE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134124
147785 (8-15,8-22,8-29)

LEGALS

Anthony A. Saridakis
1684 East Gude Dr Ste 103
Rockville, MD 20850-5336
301-251-0077

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID N. TUCKER

Notice is given that Anita Tucker Smoot, whose address is 8513 Red Wing Lane, Lanham, MD 20706, was on August 9, 2024 appointed Personal Representative of the estate of David N. Tucker who died on June 5, 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 9th day of February, 2025.

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.

ANITA TUCKER SMOOT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134416
147808 (8-22,8-29,9-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTINE MARIE MILLS

Notice is given that Alan King, whose address is 3407 Keir Dr, Suitland, MD 20746, was on August 2, 2024 appointed Personal Representative of the estate of Christine Marie Mills, who died on July 9, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of February, 2025.

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.

ALAN KING
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134336
147788 (8-15,8-22,8-29)

Ralph W Powers Jr
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERMA E. LAMBROS

Notice is given that Barbara Lambros, whose address is 5216 Matanzas Way, Jacksonville, FL 33221, was on June 26, 2024 appointed Personal Representative of the estate of Herma E. Lambros who died on December 31, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

BARBARA LAMBROS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132229
147774 (8-15,8-22,8-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAWRENCE ELWOOD PERRY

Notice is given that Dorothy L. Perry, whose address is 1806 Campbell Drive, Suitland, MD 20746, was on July 31, 2024 appointed Personal Representative of the estate of Lawrence Elwood Perry, who died on March 13, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of January, 2025.

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.

DOROTHY L. PERRY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132996
147789 (8-15,8-22,8-29)

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REGISTER OF WILLS FOR
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Estate No. 134002
147812 (8-22,8-29,9-5)

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PRINCE GEORGE'S POST EARLY DEADLINE

*Due to the upcoming Monday, September 2nd, 2024
Labor Day Holiday,
The Prince George's Post will have an early deadline
for the September 5th, 2024 Edition.*

Deadline for ALL LEGAL ADVERTISING SUBMISSIONS

AND

CANCELLATIONS is

12:00 NOON on Thursday, August 29th, 2024.

NO EXCEPTIONS

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MINNIE E. WALKER

Notice is given that Phyllis Walker, whose address is 7503 Riverdale Road #2022, New Carrollton, MD 20784, was on July 24, 2024 appointed Personal Representative of the estate of Minnie E. Walker who died on June 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 24th day of January, 2025.

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.

PHYLLIS WALKER
Personal Representative

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

Estate No. 134153
(8-15,8-22,8-29)

147775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY M PINKNEY SR

Notice is given that Sean Booker, whose address is 600 Mattawoman Way, Accokeek, MD 20607, was on August 2, 2024 appointed Personal Representative of the estate of Gregory M Pinkney Sr who died on July 5, 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 2nd day of February, 2025.

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.

SEAN BOOKER
Personal Representative

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

Estate No. 134191
(8-15,8-22,8-29)

147776

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGINIA LEE JACKSON

Notice is given that Mark A Jackson, Jr, whose address is 61 Johns Road, Augusta, West Virginia 26704, was on July 29, 2024 appointed Personal Representative of the estate of Virginia Lee Jackson who died on June 13, 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 29th day of January, 2025.

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.

MARK A JACKSON, JR
Personal Representative

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

Estate No. 134044
(8-15,8-22,8-29)

147777

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARJORIE L. BILLINGSLEY-JAMAL

Notice is given that Charlita McMillan, whose address is 1204 42nd Place NW, Washington, DC 20019, was on July 31, 2024 appointed Personal Representative of the estate of Marjorie L. Billingsley-Jamal who died on July 17, 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 31st day of January, 2025.

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.

CHARLITA MCMILLAN
Personal Representative

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

Estate No. 134283
(8-15,8-22,8-29)

147778

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELTON WISER JR

Notice is given that Kym Wiser, whose address is 125 Drexel Drive, Millersville, Maryland 21108, was on August 2, 2024 appointed Personal Representative of the estate of Elton Wiser Jr, who died on June 22, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of February, 2025.

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.

KYM WISER
Personal Representative

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

Estate No. 134348
(8-15,8-22,8-29)

147782

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILTON LEE CHAPPELLE

Notice is given that Ann M Chappelle, whose address is 11906 Crestwood Turn, Brandywine, MD 20613, was on July 29, 2024 appointed Personal Representative of the estate of Milton Lee Chappelle, who died on June 16, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of January, 2025.

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.

ANN M CHAPPELLE
Personal Representative

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

Estate No. 134128
(8-15,8-22,8-29)

147784

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LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **October 2, 2024, at 11:59 p.m.** local prevailing time for the following project:

**Upper Marlboro Flood Risk Management and Stream Restoration Project
Contract Number 903-H (F)**

2. Contract Documents.

- Contract documents are available for download at the following websites:
 - eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM045698 at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](#).
 - SPEED eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

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

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

UNIT	Quantity	DESCRIPTION
LS	1	CLEARING & GRUBBING
LS	1	TYPE B ENGINEER'S OFFICE
UD	200	PORTABLE VARIABLE MESSAGE SIGN
LS	1	MOBILIZATION AND DEMOBILIZATION
LS	1	CONSTRUCTION STAKEOUT
LS	1	PROJECT SCHEDULE- TYPE B
LS	1	AS-BUILT SURVEY
CY	165,000	CLASS 1 EXCAVATION
CY	25,000	CLASS 5 EXCAVATION
CY	2160	LEEVEE SELECT BORROW - IMPERVIOUS FILL
LS	1	TEST PIT EXCAVATION.
LF	20	36-INCH CORRUGATED POLYETHYLENE PIPE, TYPE S
EA	12	STABILIZED CONSTRUCTION ENTRANCE
CY	500	SANDBAG DIKE
LF	175	12-INCH CLEAR WATER DIVERSION PIPE
LF	200	15 INCH CLEAR WATER DIVERSION PIPE
LF	300	24 INCH CLEAR WATER DIVERSION PIPE
EA	9	FILTER BAG (FB)
LF	21,000	24 INCH FILTER LOG (FL)
EA	8	REMOVABLE PUMPING STATION (RPS)
EA	11	TEMPORARY STONE OUTLET STRUCTURE (TSOS)
EA	22	TEMPORARY GABION OUTLET STRUCTURE (TGOS)
CY	6,000	EROSION AND SEDIMENT CONTROL CLEANOUT EXCAVATION
SY	650	CLASS I RIPRAP FOR SLOPE AND CHANNEL PROTECTION
LF	250	BOTTOM CUTOFF WALLS FOR CLASS I RIPRAP PUMP AROUND
EA	1	HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR FULL DEPTH PATCH, PG64-22, LEVEL 2
TON	500	6 INCH GRADED AGGREGATE BASE COURSE
SY	500	PLACING SALVAGED TOPSOIL 12 INCH DEPTH
SY	100	RIPARIAN AREA PERMANENT SEEDING
LB	650	WETLAND MEADOW SEED MIX
LB	13,000	TURFGRASS ESTABLISHMENT
SY	140,000	TEMPORARY SEED
SY	140,000	TEMPORARY MULCH
SY	500	TREE PROTECTION FENCING
LF	50	TYPE C SOIL STABILIZATION MATTING
SY	78,000	TYPE D SOIL STABILIZATION MATTING
SY	90,000	TYPE E SOIL STABILIZATION MATTING
SY	105	BETULA NIGRA 1" CAL
EA	105	NYSSA SYLVATICA 1" CAL
EA	105	CORNUS FLORIDA 1" CAL
EA	105	ILEX OPACA 1" CAL
EA	315	PHOTINA PYRIFOLIA 2'-3' HT
EA	315	VIBURNUM DETATUM 2'-3' HT
EA	315	AMELANCHIER ARBOREA 2'-3' HT
EA	MG	ADDITIONAL WATERING OF PLANTS

4. Project Description:

The work Consist of clearing grubbing, tree removal, excavation and restoration of channel, stream dragging, excavating stream bank area to increase floodplain storage volume as shown in contract plans. Project scope includes Erosion and Sediment control, slope stabilization using Riprap and stabilization matting, Salvage and spread topsoil, Riparian area permanent seeding, Wetland Meadow seeding, Turfgrass establishment, and landscaping and other miscellanies items.

5. Minimum Qualifications:

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

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

6. The estimated value of the Contract is classified with the letter designation "F" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/Business-WithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

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

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

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

10. **Bonding.** Performance and Payment bonds are required when the initial Contract Price exceeds Two Hundred Fifty Thousand Dollars (\$250,000.00).

11. **Unbalanced bid.** Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsive.

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

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

14. **This is a Federal Aid Project. The prime contractor must perform a minimum of 50.1% of the work.**

LEGALS

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

16. An optional virtual Pre-Bid Conference will be held on September 25, 2024, at 11:00 a.m. local prevailing time, via Teams at:

Join the meeting now
Meeting ID: 235 246 877 117
Passcode: 78jeLS

By Authority of
Angela D. Alsobrooks
County Executive

147859 (8-29,9-5,9-12)

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

**7959 RIGGS ROAD, UNIT 1
HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28801, Folio 149, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$135,000.00, and an interest rate of 4.125%, 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

SEPTEMBER 17, 2024 AT 11:30 AM

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 \$8,000.00 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

147834 (8-29,9-5,9-12)

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

**6506 AMERICA BOULEVARD 211
HYATTSVILLE, MD 20782**

By authority contained in a Deed of Trust dated November 8, 2007 and recorded in Liber 29352, Folio 255, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$369,474.00, and an interest rate of 7.250%, 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

SEPTEMBER 17, 2024 AT 11:30 AM

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 \$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

147835 (8-29,9-5,9-12)

LEGALS

Helen M Whelan
Landsman Law Group
200-A Monroe Street Suite 110
Rockville, MD 20850
240-403-4300

Kerri M. Castellini, Esquire
Price Benowitz, LLP
409 7th Street NW, Suite 200
Washington, DC 20004
202-417-6000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH LEROY ADDISON SR

Notice is given that Robyn L Addison, whose address is 7901 Fox Lair Ct, Clinton, MD 20735, was on June 14, 2024 appointed personal representative of the small estate of Joseph Leroy Addison Sr, who died on March 12, 2023 without a will.

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

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

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

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

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

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

ROBYN L ADDISON
Personal Representative

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

Estate No. 133403
147846 (8-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENTON LEE RADFORD

Notice is given that Perry Radford, whose address is 4215 54th Place, Bladensburg, MD 20710, and Betty Radford, whose address is 4215 54th Place, Bladensburg, MD 20710 were on August 20, 2024 appointed Co-Personal Representatives of the estate of Brenton Lee Radford, who died on May 12, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of February, 2025.

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

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

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

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

PERRY RADFORD
BETTY RADFORD
Co-Personal Representatives

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

Estate No. 134508
147858 (8-29,9-5,9-12)

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LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-002-2024 (DR-2) - AN ACT CONCERNING HOUSING CODE OF PRINCE GEORGE'S COUNTY for the purpose of providing for a certain definition; amending the Housing Code to add email, by written consent by certain persons to the methods of service of a notice of violation, civil citation, and administrative citation of the Housing Code; providing that a rental license application and renewal license application shall contain written authorization for a licensee to have the option to provide written consent to service of notice of violation, civil citation, and administrative citation by email; providing for the Department to provide certain guidelines; providing for a certain definition; providing for certain requirements; and generally regarding a notice of violation, civil citation, and administrative citation of the Housing Code by email, by written consent by certain persons.

ENACTED: 7/2/2024; SIGNED: 7/25/2024; EFFECTIVE: 9/9/2024

CB-010-2024 (DR-2) AN ACT CONCERNING MENTAL HEALTH AND FIREARM SAFETY LITERATURE for the purpose of requiring the Department of Health and Human Services to prepare and distribute certain literature to establishments that sell firearms or ammunition; adding certain display and distribution requirements for sellers of firearms or ammunition; authorizing enforcement by the Department of Health and Human Services; making a civil violation for noncompliance; and generally relating to public safety.

ENACTED: 6/18/2024; SIGNED: 7/17/2024; EFFECTIVE: 9/3/2024

CB-011-2024 (DR-2) AN ACT CONCERNING PRINCE GEORGE'S COUNTY SETTLEMENT TRANSPARENCY for the purpose of promoting transparency with respect to settlement agreements for actions involving Prince George's County Government or its employees.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-015-2024 (DR-4) AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County's new, modern, streamlined Zoning Ordinance.

ENACTED: 7/16/2024; EFFECTIVE: 9/3/2024

CB-018-2024 (DR-2) AN ACT CONCERNING FISCAL RESPONSIBILITY AND GOOD GOVERNMENT for the purpose of requiring the Director of the Office of Management and Budget to submit a statement to the Council describing the fiscal impact of each bill before Council action; specifying the contents of the fiscal impact statement; and generally amending the law governing the consideration of bills by the County Council.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 10/1/2024

CB-019-2024 (DR-4) AN ACT CONCERNING EMPLOYMENT FAIRNESS ACT FOR RETURNING CITIZENS for the purpose of prohibiting employers in Prince George's County from inquiring into or considering certain past criminal records of prospective job applicants, subject to certain exemptions.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-023-2024 (DR-2) AN ACT CONCERNING PROHIBITION OF CONTRACTORS IN ENGAGING IN SEX TRAFFICKING AND LABOR TRAFFICKING for the purpose of prohibiting contractors and subcontractors from engaging in sex trafficking and labor trafficking. If contractors or subcontractors are found involved after an investigation by the Office of Human Rights, penalties can include disbarment, suspension, and any other relief available to the Office of Procurement, including but not limited to, contract termination and breach of contract damages.

ENACTED: 7/2/2024; SIGNED: 7/25/2024; EFFECTIVE: 9/9/2024

CB-032-2024 (DR-2) AN ACT CONCERNING LOCAL IMPACT GRANT FUNDS for the purpose of requiring the annual allocation of a certain percentage of Annual Local Gaming Revenue to youth and young adult employment readiness and financial literacy transition programs or housing stability programs for senior citizens; and generally relating to local impact grant funds.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-033-2024 AN ACT CONCERNING THE UNDERSERVED YOUTH EMPLOYMENT ACT OF 2024 for the purpose of requiring that at least fifty percent (50%) of the positions of any youth employment program funded by the Prince George's County Government shall be reserved for youth and young adults from households making thirty percent (30%) or less of the Washington DC Area Median Income, subject to certain conditions.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-034-2024 AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of abolishing, re-locating and adding classes of work and adding a Fair Labor Standards Act (FLSA) category to the Classification Plan of the County.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-035-2024 AN ACT CONCERNING THE REPEAL OF THE NORTHERN GATEWAY BUSINESS IMPROVEMENT DISTRICT for the purpose of repealing the establishment of a business improvement district in the Northern Gateway.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-038-2024 AN ACT CONCERNING PRINCE GEORGE'S COUNTY - BUSINESS IMPROVEMENT DISTRICTS for the purpose of codifying the process by which districts within Prince George's County may establish a Business Improvement District.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

CB-039-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$96,720,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

Enacted on 7/16/2024. Signed on 7/19/2024. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 5, 2024.

CB-040-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$17,284,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

Enacted on 7/16/2024. Signed on 7/19/2024. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 5, 2024.

CB-041-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMUNITY COLLEGE FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$194,380,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

LEGALS

Enacted on 7/16/2024. Signed on 7/19/2024. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 5, 2024.

CB-042-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANSPORTATION FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$311,873,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, (including roads and bridges, parking lots, and maintenance facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

Enacted on 7/16/2024. Signed on 7/19/2024. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 5, 2024.

CB-043-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$40,205,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

Enacted on 7/16/2024. Signed on 7/19/2024. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 5, 2024.

CB-048-2024 AN ACT CONCERNING INTERPROJECT TRANSFERS OF APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2024 CAPITAL BUDGET AND SUPPLEMENTARY APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2024 CAPITAL BUDGET for the purpose of transferring appropriations to the Surratts-Clinton Branch Renovation (4.71.0005), Baden Public Library (4.71.0007), and New Glenridge Area Middle School #2 (3.77.0016) projects and providing supplementary appropriations to the Clean Water Partnership NPDES/MS4 (5.54.0018), MS4/NPDES Compliance & Restoration (5.54.0019), Street Lights & Traffic Signals 2 (1.66.0001), Bus Mass Transit/Metro Access 2 (4.66.0006), Green Street Improvements (4.66.0008), Maryland Purple Line (7.66.0001), Addison Road/Capitol Heights Metro Corridor (8.90.0002), County Revitalization (8.90.0004), and Cheverly Development (9.90.0001) projects.

ENACTED: 7/2/2024; SIGNED: 7/25/2024; EFFECTIVE: 9/9/2024

CB-049-2024 AN ACT CONCERNING SALES AND USE TAX ON TELECOMMUNICATIONS SERVICE for the purpose of repealing the requirement that the sales and use tax on telecommunication service be applied in addition to local funding requirements imposed by the State of Maryland for funding from Prince George's County to the Board of Education; and providing for retroactive application of this Act.

ENACTED: 7/2/2024; SIGNED: 7/25/2024; EFFECTIVE: 9/9/2024

CB-050-2024 AN ACT CONCERNING AMENDMENT OF SECTION 815, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 815 of the Charter of Prince George's County to provide that during any fiscal year, no agency of County government may exceed the number of positions for that agency as approved in the operating budget without the prior approval of the Council; and generally regarding staffing level increases.

Enacted on 7/16/2024. This Act shall be submitted to the legal voters of the County, for their approval or disapproval at the General Election to be held in the County on Tuesday, November 5, 2024.

CB-055-2024 (DR-2) AN ACT CONCERNING PERMANENT RENT STABILIZATION AND PROTECTION ACT OF 2024 for the purpose of establishing permanent protections for renters against excessive rent increases and generally stabilizing rent prices in Prince George's County, subject to certain conditions.

ENACTED: 7/16/2024; SIGNED: 8/1/2024; EFFECTIVE: 9/16/2024

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, ChairATTEST:
Donna J. Brown
Clerk of the CouncilCopies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

147864 (8-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA O JACKSON

Notice is given that Shuwanda Rouse, whose address is 3942 2nd Street SW, Washington, DC 20032, was on August 19, 2024 appointed Personal Representative of the estate of Gloria O Jackson who died on July 1, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of February, 2025.

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.

SHUWANDA ROUSE
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729Estate No. 134496
147856 (8-29,9-5,9-12)NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
TOLAUNDO TAYLOR

Notice is given that Carmen Taylor, whose address is 4723 Bromley Ave, Suitland, MD 20746, was on August 20, 2024 appointed Personal Representative of the estate of Tolaundo Taylor, who died on August 1, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of February, 2025.

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.

CARMEN TAYLOR
Personal RepresentativeCERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729Estate No. 134512
147855 (8-29,9-5,9-12)The
Prince
George's
Post
Newspaper

Call

301-627-0900

or

Fax

301-627-6260

Have

a

Very

Safe

Weekend

IT'S BACK TO SCHOOL TIME!



DRIVER'S PLEASE REMEMBER:

B E AWARE

U STAY ALERT

S O KIDS DON'T GET HURT