# The

# Prince George's

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### LEGALS

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 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 any surplus of pions arising non-the base even in 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 sur-vive 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 fores and/or homeourmer association dues 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, rein-stated 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

(8-22.8-29.9-5)

# **01**

# Fax

# 301-627-6260

# Have a Very

Safe Weekend

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

LEGALS

### 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 pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. 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 undit of the loan including but pat limited to an angulation of whether the born audit of the loan, including but not limited to an analysis of whether the bor-rower 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 # 16.604760) 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)

### 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 Per-sonal 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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

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 ANTHONY C SHULER KA: 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 ap-pointed 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of efore the 9th day or February, 2025. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death; or (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

### 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 ad-dress is 33 Tunic Ave, Capitol Heights, MD 20743, was on August 1, 2024 appointed Personal Repre-sentative 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 under-signed, on or before the earlier of the following dates:

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

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

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

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)



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County

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### LEGALS

Plaintiff

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

Vs.

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

UNKNOWN OWNER OF PROP-ERTY 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 prop-erty, 5600 Branchville Road, Ac-count 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 prop-erty 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.

### 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.,

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,

The object of this proceeding is to

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 circulation in Prince general County, Maryland eorge' 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 re-demption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

### LEGALS NOTICE

Plaintiffs

Defendant

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,

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

v.

### 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 (8-29,9-5,9-12) 147839

### 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 Abgro 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 Au-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 succesive weeks before the 23rd day of September, 2024, next. The report states the amount of sale to be \$489,000.00.

### NOTICE

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

Auxiliadora A. Morales 1836 Metzerott 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 con-trary 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 Metzerott 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 (8-29,9-5,9-12) 147840

### NOTICE

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

Plaintiffs vs.

Joe R Richbow, Arlene D Taliaferro and George A Nook

Defendants

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

### CIVIL NO. CAEF14-32281

ORDERED, this 19th day of August 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 2811 Lakehurst Avenue, District Heights, Maryland 20747 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 19th 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 19th day of September, 2024, next.

The report states the amount of sale to be \$295,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

147827

Plaintiff,

Defendants.

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

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:

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

> 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

MERIA RYLAND Plaintiff VS.

CLIFTON RYLAND Defendant

In the Circuit Court for Prince George's County, Maryland CASE No. C-16-FM-23-007945

NOTICE IS HEREBY given this 28th day of August, 2024, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 3804 Charred Oak Drive Fort Washington, MD 20774 made and reported by the Trustee, V. Peter Markuski, Jr., will be ratified and confirmed, unless cause to the contrary be shown on or before the 30th day of September, 2024,

**PROVIDED**, a copy of this Notice be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 30th day of September, 2024. THE REPORT STATES the

amount of the sale to be Four Hun-dred Thirty Thousand Dollars (\$430,000.00).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin El Amin, Clerk 147871 (9-5,9-12,9-19) 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)

### 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 ap-pointed Personal Representative of the estate of Talmage G Wilson who died on March 9, 2023 with a will.

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

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

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

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

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

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

True Copy—Test: Mahasin El Amin, Clerk

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

### LEGALS

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

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

v.

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 sive weeks before the 12th day of

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

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

True Copy—Test: Mahasin El Amin, Clerk

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

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

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

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

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

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

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

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

THIS COULD BE YOUR AD! Call 301-627-0900

for a quote.

### 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 ANDER-SON 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 Al-abama 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 af-fidavit 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,

Frank Barger JUDGE OF PROBATE

147823

(8-22,8-29,9-5,9-12)

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 succes-

September, 2024.

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

147838

### NOTICE

Richard J. Rogers Christianna Kersey Michael McKeefery Kevin Hildebeidel

### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO 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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

SHUWANDA ROUSE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134496 (8-29,9-5,9-12)

147856

v.

### NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

WILLIE H WRIGHT, sole owner Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003039

NOTICE is hereby given this 28th day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO 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 represen-tative or the attorney.

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

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

### CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 134512

147855 (8-29,9-5,9-12)

# LEGALS

DOLLIENA HARRIS, ET AL.

**ORDER OF PUBLICATION** 

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 noti-fied that the Plaintiffs, have filed a Complaint for Custody and a Motion and Affidavit for an Emergency Hearing naming him/her as the de-fendant and stating that the Defen-dant'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 ac-cordance with Maryland Rule 2-122(12) (11) 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 consecu-tive 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 DEFEN-DANT, TOSHIA NICOLE STARKS, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 21ST DAY OF OCTOBER, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

### True Copy-Test: Mahasin Él 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 Repre-sentative of the estate of Gloria Jean Cook who died on December 31, 2015 with a will.

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

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

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

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

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

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)

**LEGALS** 

Stephen J. Reichert

2221 Lake Ave.

Baltimore, MD 21213

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 Marl-boro, MD 20772, was on August 6, 2024 appointed Personal Representative of the estate of Margaret Dash who died on June 11, 2024 with a

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

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

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

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

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

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

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 (8-22,8-29,9-5) 147812

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 ap-pointed Personal Representative of the estate of Robert Duncan who died on November 15, 2023 with a will will

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

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

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

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

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

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

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 <u>147811</u> (8-22,8-29,9-5)

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### LEGALS

Isaac H. Marks, Sr. 11785 Beltsville Drive, Ste. 150 Calverton, MD 20705 301-572-7391

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY KEITH CATCHINGS

### 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

The Prince George's Post

Brian W. Ritter, Jr., Esq. 30 Industry Lane Prince Frederick, Maryland 20678 443-684-2028

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY MCPHERSON HOWSER

Notice is given that Rita E Miller,

# LEGALS

Edward J. Elder, Esq 1717 K Street, NW STE 900 Washington, DC 20006 202-957-8257

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER DORWIN TEAGUE III

410-299-4959 NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

fore the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 42,073.95. The property sold herein is One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk <u>(9-5,9-12,9-19)</u> 147892

whose address is 16901 Saint Mary's Church Road, Aquasco, MD 20608, was on August 27, 2024 appointed Personal Representative of the estate of Nancy McPherson Howser 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of February, 2025.

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

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

RITA E MILLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134556 147878 (9-5,9-12,9-19)

Notice is given that Henry Barnard Teague, whose address is 129 Emma Road, Suite A, Basalt, CO 81621, was on April 23, 2024 appointed Personal Representative of the estate of Walter Dorwin Teague III who died on March 27, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of October, 2024.

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

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

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

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

HENRY BARNARD TEAGUE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133023 <u>147877</u> (9-5,9-12,9-19) 147882

Notice is given that Jonathan Brickman, whose address is 620 Peach Orchard Road, Bentonville, AR 72712, was on August 19, 2024 appointed Personal Representative of the estate of Paul Jacob Brickman, who died on May 2, 2024 without a will.

TO ALL PERSONS INTERESTED

PAUL JACOB BRICKMAN

IN THE ESTATE OF

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

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

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

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

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

JONATHAN BRICKMAN Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
Upper Marlboro, MD 20773-1729
Estate No. 134098

(9-5,9-12,9-19)

Notice is given that Kathy Ma-habir, whose address is 5511 Effieham Street, Oak Ridge, NC 27310, was on August 27, 2024 ap-pointed Personal Representative of the estate of Gary Keith Catchings, who died on July 28, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of February, 2025.

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

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

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

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

### KATHY MAHABIR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

<u>147883</u>

Estate No. 134322

(9-5,9-12,9-19)

Notice is given that Anita Tucker Smoot, whose address is 8513 Red Wing Lane, Lanham, MD 20706, was on August 9, 2024 appointed Per-sonal Representative of the estate of David N. Tucker who died on June 5, 2024 with a will.

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

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

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

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

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

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

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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 20722 (from 6 the sentence to Pure) Wing of arthous com 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 condi-tions, 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 purwith interest at the note rate from date of sale to settlement. If settle-ment 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 with-out 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

### **LEGALS**

### NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIAN MAE DAMBRAUSKAS

Notice is given that Donna Marie Dambrauskas Iriarte, whose address is 2008 Harbourside Drive, #1901, Longboat Key, FL 34228, was on August 19, 2024 appointed Personal Representative of the estate of Lillian

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

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

IN THE ESTATE OF APRIL MATTEA DAVIS

NOTICE OF APPOINTMENT

Notice is given that Damon J Henderson Jr, whose address is 4702 Tamworth Court, Temple Hills, MD 20748, was on August 26, 2024 appointed Personal Representative of

### 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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--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 settle-ment 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 with-out 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 pur-chaser. 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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147802

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### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LADY E. STEWART Notice is given that Damien Stew-

art, whose address is 12106 Guinevere Place, Glenn Dale, MD 20769, was on August 12, 2024 appointed Personal Representative of the estate of Lady E. Stewart who died on June 27, 2024 with a will.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

### 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 Cir-cuit 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 condi-tions, 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 pur-chase 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 settle-ment 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 with-out 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 pur-chaser. 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

> > > LEGALS

147834

(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 JAMIE MATTHEW HOFFMAN

Notice is given that David Hoffman, whose address is 1616 Huffman Bridge Road, Morgantown, NC 28655, was on January 11, 2024 ap-pointed personal representative of the small estate of Jamie Matthew

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER RICHARD WHITED JR

Notice is given that Felicia Hall Michael, whose address is 9116 Liberty Hill Drive, Mint Hill, North Carolina 28227, and Nicholas Valentine Whited, whose address is 1821 East Pratt Street, Baltimore, Mary-land 21231 were on August 27, 2024 appointed Co-Personal Representa-

Mae Dambrauskas 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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

DONNA MARIE DAMBRAUSKAS IRIARTE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134252 (9-5,9-12,9-19) 147880

the estate of April Mattea Davis, who died on August 10, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of February, 2025.

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

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

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

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

DAMON J HENDERSON 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. 134581 147884 (9-5,9-12,9-19)

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of February, 2025.

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

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

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

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

DAMIEN STEWART Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134354 <u>147879</u> (9-5,9-12,9-19)

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 represen-tative or the attorney.

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

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

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

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

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

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 (8-22,8-29,9-5) 147819

Hoffman, who died on July 26, 2023 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of pub-lication 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.

### DAVID HOFFMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131863 <u>147876</u> (9-5) tives of the estate of Walter Richard Whited Jr, who died on July 25, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of 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-per-sonal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

FELICIA HALL MICHAEL NICHOLAS VALENTINE WHITED **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. 134386

147881 (9-5,9-12,9-19)

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### 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

### LEGALS

signee,

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

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v.

JOE ALLEN HENSLEY and TERESA BELLE HENSLEY, H&W Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003047

NOTICE is hereby given this 28th day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made 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	Ri Pi
UPPER MARLBORO, MD 20773-1729	
Estate No. 134070	
147814 (8-22,8-29,9-5)	14

NOTICE OF REPORT

**OF SALE** 

Plaintiff

made

Defendant(s)

Daniel C. Zickefoose, Esq., As-

CLARENCE PAASEWE and

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-24-003050

NOTICE is hereby given this 28th

day of August, 2024, by the Circuit

Court for Prince George's County,

that the sale of the property men-

SATTA TAYLOR, JT

tioned in these pro

### LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

### 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)

### LEGALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Es signee,	q., As-
v.	Plaintiff
LARRY L ROSS and	

PATRICIA ROSS, JT Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003044

NOTICE is hereby given this 28th 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024. 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) 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 (8-22,8-29,9-5) <u>147821</u>

# LEGALS

v.

### NOTICE OF REPORT OF SALE

147825

Daniel C. Zickefoose, Esq., A signee,	As-
	Plaintiff
DEMETRIUS TURIZO and ROBIN TURIZO IT	

ROBIN TURIZO, JT Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003038

NOTICE is hereby given this 28th 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 by Daniel C. Zicke-

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

ALS

### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

LINDA ARCHIE-WOODS, single woman

Defendant(s)

### In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003043

NOTICE is hereby given this 28th day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made

OF SALE	
Daniel C. Zickefoose, Esq. signee, v.	, As- Plaintiff

NOTICE OF REPORT

WINIFRED SMITH, sole owner Defendant(s)

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-24-003054

NOTICE is hereby given this 28th day of August, 2024, by the Circuit

Court for Prince George's County,

that the sale of the property men-

and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 30,132.39. The property sold herein is One 231,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147886 (9-5,9-12,9-19) and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 17,616.32. The property sold herein is One 300,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147887 <u>(9-5,9-12,9-19)</u>



The Report of Sale states the amount of the foreclosure sale to be \$ 504.53. The property sold herein is One 84,000/2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk <u>147888</u>(9-5,9-12,9-19) and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale to be 73,834.18. The property sold herein is One 1,000,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Own-ership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk <u>147889 (9-5,9-12,9-19)</u> and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 12,262.02. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147890 (9-5,9-12,9-19) and reported by Daniel Č. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of September, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of September, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 58,268.87. The property sold herein is One 805,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor. a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147891 (9-5,9-12,9-19)

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

### 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 <u>Public Solicitations:</u>
- eMaryland Marketplace Advantage (eMMA).

SPEED eProcurement Platform

http://discovery.ariba.com/profile/AN01496591158 The project can be found byproject 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:

<u>UNIT</u>	<u>Quantity</u>	DESCRIPTION
LS LS UD LS LS LS LS CY CY CY LS	1 200 1 1 1 1 165,000 25,000 2160 1	CLEARING & GRUBBING TYPE B ENGINEER'S OFFICE. PORTABLE VARIABLE MESSAGE SIGN MOBILIZATION AND DEMOBILIZATION CONSTRUCTION STAKEOUT PROJECT SCHEDULE- TYPE B AS-BUILT SURVEY CLASS 1 EXCAVATION CLASS 5 EXCAVATION LEVEE SELECT BORROW - IMPERVIOUS FILL TEST PIT EXCAVATION.
LF	20	36-INCH CORRUGATED POLYETHYLENE PIPE, TYPE S
EA CY LF LF LF	12 500 175 200 300	STABILIZED CONSTRUCTION ENTRANCE SANDBAG DIKE 12-INCH CLEAR WATER DIVERSION PIPE 15 INCH CLEAR WATER DIVERSION PIPE 24 INCH CLEAR WATER DIVERSION PIPE
EA LF EA	9 21,000 8	FILTER BAG (FB) 24 INCH FILTER LOG (FL) REMOVABLE PUMPING STATION (RPS)
EA EA CY	11 22 6,000	TEMPORARY STONE OUTLET STRUCTURE (TSOS) TEMPORARY GABION OUTLET STRUCTURE (TGOS) EROSION AND SEDIMENT CONTROL
SY	650	CLEANOUT EXCAVATION CLASS I RIPRAP FOR SLOPE AND CHANNEL PROTECTION
LF EA TON	250 1 500	BOTTOM CUTOFF WALLS FOR CLASS I RIPRAP PUMP AROUND HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR
SY SY LB LB SY	500 102.000 100 650 13,000 140,000	FULL DEPTH PATCH, PG64-22, LEVEL 2 6 INCH GRADED AGGREGATE BASE COURSE PLACING SALVAGED TOPSOIL 12 INCH DEPTH RIPARIAN AREA PERMANENT SEEDING WETLAND MEADOW SEED MIX TURFGRASS ESTABLISHMENT TEMPORARY SEED
SY SY LF SY SY	140,000 140.000 500 50 78,000 90,000	TEMPORARY MULCH TREE PROTECTION FENCING TYPE C SOIL STABILIZATION MATTING TYPE D SOIL STABILIZATION MATTING TYPE E SOIL STABILIZATION MATTING
SY EA EA EA EA EA EA	105 105 105 315 315 315 315 MG	BETULA NIGRA 1" CAL NYSSA SYLVATICA 1" CAL CORNUS FLORIDA 1" CAL ILEX OPACA 1" CAL PHOTINA PYRIFOLIA 2'-3' HT VIBURNIUM DETATUM 2'-3' HT AMELANCHIER ARBOREA 2'-3' HT ADDITIONAL WATERING OF PLANTS

### 4. Project Description:

### 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:

<u>Join the meeting now</u> Meeting ID: 235 246 877 117 Passcode: 78JeLS

By Authority of Angela D. Alsobrooks

County Executive

147859

### LEGALS

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on November 25, 2005, a certain Deed of Trust was executed by Willie Joe Saunders, a/k/a Willie J. Saunders as Grantor(s) in favor of Wells Fargo Bank, NA as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on January 3, 2006, in Book 23896, Page 294 in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated September 17, 2015, and recorded on October 16, 2015, in Book 37504, Page 023, in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on March 13, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 9, 2024 is \$408,326.29; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on September 24, 2024 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1520 Jutewood Avenue, Hyattsville, MD 20785

Tax ID: 18-2007516

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$408,326.29.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$41,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$41,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

### LEGALS

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT "A"

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

THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IM-PROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BE-LONGING, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, NAMELY,

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "A" IN THE SUBDIVI-SION KNOWN AS "ENGLEWOOD, A RESUBDIVISION OF CHESTNUT AND TUXEDO HEIGHTS" AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND IN PLAT BOOK R.N.R. 2 AT PLAT 7, 18TH ELECTION DISTRICT.

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

147870

(9-5,9-12,9-19)

### LEGALS

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

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

### 9509 VERMELL PLACE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Towanda Denise Shacks and Willie John Shacks, dated August 25, 2005, and recorded in Liber 23465 at folio 212 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 24, 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 \$27,000.00 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 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, rein-stated 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 as-sume the risk of loss for the property immediately after the sale. (Matter # 22.60000) 23-600090

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 subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

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

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

9. <u>Examination of Site and Data</u>. 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. <u>Bonding</u>. Performance and Payment bonds are required when the initial Contract Price exceeds Two Hundred Fifty Thousand Dollars (\$250,000.0).

11. <u>Unbalanced bid</u>. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.

12. <u>Nondiscrimination</u>. 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. <u>This is a Federal Aid Project. The County Minority Bonus Point Alloca-</u> tion 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. The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 15, 2024

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon AIS#9112190178 Richard E. Solomon Cohn, Goldberg & Deutsch, LLC 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 (410) 296-2550 rsolomon@cgd-law.com

### 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

147865

(9-5,9-12,9-19)

The Prince
<b>George's Post</b>
Serving Prince George's County
301.627.0900

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on December 16, 2010, a certain Deed of Trust was exe-cuted by Katherine A. Poole, a/k/a Katherine Ann Poole as Grantor(s) in favor of Wells Fargo Bank, NA as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on January 13, 2011, in Book 32345, Page 577 in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated September 14, 2021, and recorded on September 16, 2021, in Book 46154, Page 399, in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on June 10, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Bor-rower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the least to generate under restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of July 22, 2024 is \$271,327.78; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on September 24, 2024 at 11:30 am local time, all real and personal property at or used in con-nection with the following described premises ("Property") will be sold at public auction to the highest bidder:

### See attached Exhibit A

Commonly known as: 7310 Aquinas Avenue, Upper Marlboro, MD 20772

### Tax ID: 15-1729946

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$271,327.78.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$27,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$27,000.00 must be presented before the bidding is closed. The deposit of \$27,000.00 must The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid de-posits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bid-ders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

### LEGALS

### 78. Being in the 15th Election District of said County.

147868

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

(9-5,9-12,9-19)

### **LEGALS**

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on April 11, 2008, a certain Deed of Trust was executed by Martha E. Cunningham as Grantor(s) in favor of Live Well Financial, Inc. as Beneficiary, and Titleworks of VA as Trustee(s), and was recorded on June 29, 2009, in Book 30753, Page 581 in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated November 11, 2016, and recorded on February 11, 2017, in Book 39066, Page 19, in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on June 11, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 6, 2024 is \$486,398.05; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Fore-closure Commissioner, notice is hereby given that on September 24, 2024 at 11:30 am local time, all real and personal property at or used in con-nection with the following described premises ("Property") will be sold at multi-auction to the bight biddor: at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 4006 Wharton Turn, Bowie, MD 20715

Tax ID: 14-1708395

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$486,398.05.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$48,600.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$48,600.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid de-posits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remain-der of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

### LEGALS

and/or order of court.

EXHIBIT A

### PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOT numbered Twenty (20) in Block numbered Two Hundred Twenty-Four (224) as shown on a Plat entitled "WHITEHALL AT BELAIR, Section 85" which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book W.W.W. 58, folio 100. The improvements thereon being known as 4006 Wharton Turn.

BEING the same real estate conveyed to Gerald L. Cunningham and Martha E. Cunningham, his wife, by Deed from Raymond W. Pearson and Patricia Ann Pearson, dated September 13, 1991, recorded September 30, 1991, in the Clerk's Office, Circuit Court, County of Prince George, Virginia in Deed Book 8075, page 216. Gerald L. Cunningham died January 6, 2004.

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

<u>147869</u>

(9-5,9-12,9-19)

### 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**

### 2908 CITRUS LANE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at while a unition at the Circuit for Prince Correct's County, 14725 public auction at the Circuit Court for Prince George's Courty, 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 24, 2024 AT 11:30 AM**

ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any condi-Terms of Sale: The property will be sold "as is" subject to any condi-tions, 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 pur-chase 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 settle-ment is delayed for ANY reason, there shall be no abatement of interest or twose. All private utility under and court facilities abarrance from face 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 with-out 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 paper by regular mail to the address provided at time of 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.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such fail-ure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is  $\rm N/A$  (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's at-tendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in con-nection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 9, 2024

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon AIS#9112190178 Richard E. Solomon Cohn, Goldberg & Deutsch, LLC 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 (410) 296-2550 rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

### Exhibit "A"

### Legal Description

Lot Numbered Six (6), in block lettered "J", in the subdivision known as "SECTION THREE, QUEENSLAND", as recorded thereof among the Plat Records of Prince George's County, Maryland in Plat Book WWW 63 at Plat

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day incre-ments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such fail-ure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in con-nection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 9, 2024

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon AIS#9112190178 Richard E. Solomon Cohn, Goldberg & Deutsch, LLC 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 (410) 296-2550 rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and / or foreclosure of the property, if otherwise permitted by law Substitute Trustees

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

147866

(9-5,9-12,9-19)

### 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 emer-gency, 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 afore-said 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 condiwith 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 pur-chase 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 settle-ment 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 other-wise divested by ratification of the sale are payable by purchaser with-out 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 pur-chaser. 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 address to accept the sale shall be well 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 interes

> 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)

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at any time within twenty-one (21) days of such notice by filing a request for hearing with the Days of whether and the parameters of the parameter 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: 9/11/2024.

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670					
2008 2015	MERCURY KIA	MILAN OPTIMA			3MEHM08148R626469 5XXGM4A75FG366114
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739					
2009	MITSUBISHI	GALANT	VA	TTK8816	4A3AL25F99E041308
MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-4133					
	ACURA NISSAN	TL VERSA			19UUA8F53CA013003 3N1BC1CP0AL386442
METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735 301-568-4400					
1999	FORD	EXPEDITION	VA	URD8177	1FMRU1863XLA88279

1999	FORD	EXPEDITION	VA	URD8177	1FMRU1863XLA88279
2007	CHEVROLET	SUBURBAN	DC	EZ0924	1GNFK16317J201123
2014	MERCEDES BEN	Z S550	VA	TPX3932	WDDUG8FB7EA034299
2015	NISSAN	ALTIMA	MD	1EY5251	1N4AL3AP7FN336318
2009	NISSAN	MAXIMA	MD	6FF9008	1N4AA51E29C856152
1999	MITSUBUSHI	ECLIPSE	VA	1097XP	4A3AK34Y6XE143447

### PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222

2009 SUZUKI	XL7	TX	 2S3DA417696100157
2009 SUZUKI	XL7	TX	2S3DA417696100157
147893			(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 Devenue Authority of Devenues. 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: 9/16/2024.

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

> ALLEYCAT TOWING & RECOVERY 5110 BUCHANAN ST EDMONSTON, MD 20781

### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ONDA JUNE BREAUX

Notice is given that Ronda J Skip-per, whose address is 201 Essenton Drive, Upper Marlboro, MD 20774, was on May 1, 2024 appointed per-sonal representative of the small estate of Onda June Breaux who died on April 23, 2024 with a will.

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

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

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

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

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

RONDA J SKIPPER Personal Representative

<u>147872</u>

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

Estate No. 133335 (9-5)

### LEGALS

### **COUNTY COUNCIL HEARING** COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

### **TUESDAY, SEPTEMBER 17, 2024**

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

10:30 A.M.

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

### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE LAVELLE ROCKWELL

Notice is given that Anita L Smith, whose address is 15609 Gilpin Mews Lane, Brandywine, MD 20613, was on August 20, 2024 ap-pointed personal representative of the small estate of Joyce Lavelle Rockwell who died on July 26, 2019 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 pub-lication 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.

### ANITA L 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. 134284

147873 (9-5)

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT ERNEST GIBSON Notice is given that Charmaine

Daniels, whose address is 10119 Prince Place #202, Largo, MD 20774, was on February 16, 2024 appointed personal representative of the small estate of Robert Ernest Gibson, who died on December 23, 2023 without a will.

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or y 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 pub-lication 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written 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.

CHARMAINE DANIELS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131985

147874

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICK RENALDO DIXON SR

Notice is given that Phillip Regi-nald Dixon, whose address is 6853 Old Waterloo Rd, Apt 1705, Elkridge, MD 21075, was on August 27, 2024 appointed personal repre-sentative of the small estate of Patrick Renaldo Dixon Sr, who died on October 28, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 pub-lication 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written 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.

PHILLIP REGINALD 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. 127305 147875 (9-5)

LEGALS

(9-5)

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

COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) NOTICE OF FUNDING AVAILABILITY (NoFA) AND PROGRAM YEAR (PY) 51 APPLICATION AND PROPOSAL WORKSHOP

The Prince George's County Department of Housing and Community Development (DHCD) will be accepting Community Development Block Grant (CDBG) Program applications for Program Year (PY) 51, covering July 1, 2025, to June 30, 2026. Applications will be available online on Tuesday, Oc-2024 The appl tion submission deadline is Friday November 1

### LEGALS

301-864-0323		County, Maryland, will hold the following	2024, at 5:00 P.M.
2020 FAST CARGO LLC TRAILER 1F9BE1224L1509	9931 public hearings:		CDBG funds are used to promote viable communities by providing decent
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739	Police Accountability Board (		housing, suitable living environments and expanding economic opportuni- ties primarily to low and moderate-income persons. Applications will be accepted, and consideration will be given to shovel ready projects. Addi- tionally, Applicants with outstanding prior years funding, including Pro- gram Year 49 and prior, may not be eligible for funding.
2006 DODGE SPRINTER WD8PD64486	Mr. Daniel Armando Jone 65908702	es Reappointment: Term Expiration: June 30, 2027	The CDBG application for Program Year 51 will be available on-line at the
2014         CHRYSLER         300C         DC         FD2364         2C3CA6CT6B           2011         DODGE         CHARGER MD         9FA4228         2C3CDXBG7E           2008         SCION         TC         MD         4FJ4573         JTKDE16738	H131597 Appointment of the following	g individual as Director of the Office of Pro-	Department of Housing and Community Development's website: http://www.princegeorgescountymd.gov/1106/Community-Development- <u>Block-Grant</u> . Interested parties may also request an application by sending an e-mail to <u>CDBGCPD@co.pg.md.us</u> .
MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781	Ms. Pamela Ford Dickerso	on	Application/Proposals must be submitted by email no later than
301-864-4133		g individuals to the Prince George's County	<b>November 1, 2024, by 5:00 P.M.</b> to
2003 VOLKSWAGEN PASSAT MD 3FM4131 WVWVD63B131		ission (SWAC):	CDBGCPD@co.pg.md.us
2004 FORD E-250 MD 5AL3853 1FTNE24W54H	Mr. Charles L. Renninger	**	DHCD will sponsor a <b>Proposal Workshop</b> , which will provide an overview
METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735	Ms. Luisa F. Robles Diaz-	* *	of the CDBG Program, and specific requirements related to the application of these funds including, but not limited to:
301-568-4400		Replacing: Brent Bolin (Vacant) Term Expiration: 11/5/2027	<ul> <li>Funding for the Planning and Administration category is limited; and,</li> </ul>
2004         MERCEDES-BENZ C240         WDBRF81J44F5           2020         FORD         TRANSIT         1FTBR1C8XLKE           2001         NISSAN         MAXIMA         VA         TPD3947         JN1CA31A11T3           1999         FORD         E150         MD         9DS0695         1FTRE1420XHA	343343Appointment of the followin00586Board for Prince George's Co	ng individuals to the Wage Determination unty:	• The Public Service Category is capped at 15% of the total entitlement funds for the applicable program year, in accordance with 24 CFR § 570.500(a).
<u>147894</u>	(9-5) Ms. Joy R. Anderson	Reappointment: Management Representative	Please note that based on the Department's historical trends, an applicant may only seek funding up to \$50,000.00.
		Term Expiration: 2/22/2026	The workshop date and time are as follows:
The	Mr. Orlando A. Bonilla	Reappointment: Labor Representative Term Expiration: 2/22/2026	DATE: Tuesday, October 1, 2024
	Ms. Tisa J.D. Clark	Reappointment: Management	<b>TIME:</b> $10:00$ AM $- 12:00$ PM
Prince George's Post		Representative Term Expiration: 2/22/2026	PLACE: Zoom (virtual meeting)
Trince Ocorge 5 1 051	Mr. Lino V. Cressotti	Reappointment: Labor Representative Term Expiration: 2/22/2026	<ul> <li>Interested participants are asked to R.S.V.P. by emailing to <u>CDBGCPD@co.pg.md.us</u> to receive the Zoom meeting invitation. All registrants must follow the instructions to join the meeting.</li> </ul>
Newspaper	Mr. Rhett A. Roe	Appointment: Public Representative	registrants must follow the instructions to join the meeting.
		Replacing: Vacant Term Expiration: 2/22/2027	Sign language for the hearing impaired and interpretive services can be made available. To request these services, please call: TTY (301) 699-2544.
Call	To register to speak or subm the Council's eComment porta	it comments or written testimony please use al at: <u>https://pgccouncil.us/Speak</u> . For those	Prince George's County affirmatively promotes equal opportunity and does
301-627-0900	unable to use the portal, comm to: <u>onlinesignup@co.pg.md.us</u>	ents/written correspondence may be emailed or faxed to (301) 952-5178. Written comments	not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in pro- grams or activities.
	mony and comments will	<b>.m. on the day BEFORE the meeting</b> . Testi- not be accepted via social media or by e. <b>Register to speak</b> , in advance, by 3:00 p.m.	By Authority of:
Or	on the day BEFORE the meet testimony is now available; 1	ing. Additionally, on-site registration for live however, advance registration to testify is	Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development
Fax	strongly encouraged.	til athomusica changed and any fature the	9200 Basil Court, Suite 306 Largo, Maryland 20774
	to them, will be communicat	til otherwise changed and, any future changes ed on the County Council website, County , via Alert Prince George's, and will be shared	Date: September 5, 2024
301-627-6260	with the press via a press relea		147900 (9-5)
	the Council's live streaming p	the "In Progress" link next to the meeting on page: <u>https://pgccouncil.us/LIVE</u> .	
Have a Very Safe	BY ORD PRINCE Jolene Ive	ER OF THE COUNTY COUNCIL GEORGE'S COUNTY, MARYLAND	THIS COULD BE YOUR AD!
		- y, Citaii	Call 301-627-0900 for a quote.
Weekend	<b>ATTEST:</b> Donna J. Brown Clerk of the Council		
	147885	(9-5,9-12)	
		(5 3)3 12)	

### 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 9, 2024, at 11:59 p.m., local prevailing time for the following project:

### **REPLACEMENT OF BRIDGE NO. P-0495 BRANDYWINE ROAD OVER PISCATAWAY CREEK 935-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. BPM036439 at Public Solicitations:
  - <u>eMaryland Marketplace Advantage (eMMA)</u>. SPEED eProcurement Platform
  - http://discovery.ariba.com/profile/AN01496591158 The project can be found byproject name.

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

### Project Description:

The work includes the removal of the existing bridge structure and construction of a new bridge. Replacement of the existing bridge will include a Prestressed Next Beam Bridge. The bridgework also consists of the driving of HP pile, construction of approach concrete slabs, deckoverlay, concrete abutments and wing walls.

### 4. Minimum Qualifications:

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

5. The estimated value of the Contract is classified with the letter designation "F" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. Specifications, (http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ ohd/constructContracts/CostCl assKey.asp)

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

UNIT	<u>OUANTITY</u>	DESCRIPTION
	1	
LS LS	1 1	CLEARING AND GRUBBING TYPE C ENGINEER'S OFFICE
LS	1	MAINTENANCE OF TRAFFIC
LF	1,350	PRECAST TEMPORARY THIRTY-TWO INCH (32") F SHAPE CONCRETE
		TRAFFIC BARRIER FOR
		MAINTENANCE OF TRAFFIC
LF	1,900	REMOVE & RESET PRECAST
		TEMPORARY THIRTY-TWO INCH (32") F SHAPE CONCRETE TRAFFIC BARRI-
		ER FOR MAINTENANCE OF TRAFFIC
LF	18,200	REMOVAL OF REMOVABLE PAVEMENT MARKING LINES - ANY
		WIDTH
LF	10,100	FIVE INCH (5") YELLOW REMOVABLE
LF	8,100	PAVEMENT LINE MARKINGS FIVE INCH (5") WHITE REMOVABLE
L1.	8,100	PAVEMENT LINE MARKINGS
UD	200	PORTABLE VARIABLE MESSAGE SIGNS
LS LS	1 1	CONSTRUCTION STAKEOUT MOBILIZATION AND DEMOBILIZA-
10	1	TION
CY	1,500	CLASS 1 EXCAVATION
CY CY	9,800 350	COMMON BORROW REMOVAL OF EXISTING PAVEMENT
LF	650	SIX INCH (6") PERFORATED CIRCULAR
CV	200	PIPE LONGITUDINAL UNDERDRAIN BIO-SWALE FACILITY
CY CY	290 1,090	CLASS 3 EXCAVATION
LS	1	MAINTENANCE OF STREAM FLOW
EA LF	1 5130	REMOVAL OF EXISTING STRUCTURE STEEL HP16X121 BEARING PILES
LF	284	STEEL HP16X121 BEARING TEST PILES
EA	4	DYNAMIC PILE MONITORING
EA LS	4 1	CAPWAP FOOTING CONCRETE
LS	1	SUBSTRUCTURE CONCRETE FOR
IC	1	BRIDGE
LS	1	PRECAST PRESTRESSED FORTY-EIGHT INCH BY THIRTY-THREE INCH
		(48"X33") CONCRETE BOX BEAMS
LS	1	SUPERSTRUCTURE CONCRETE FOR BRIDGE
LS	1	APPROACH SLAB AND SLEEPER
LS	1	CONCRETE PARAPET
SY	520	RIPRAP SLOPE PROTECTION FOR BRIDGE
SY	1,510	MILLING HOT MIX ASPHALT
SY	5,565	PAVEMENT 0 INCH TO TWO INCH (2") EIGHT INCH (8") BASE COURSE USING
51	5,505	GRADED AGGREGATE
TON	800	SUPERPAVE ASPHALT MIX 9.5MM FOR
TON	1,325	SURFACE, PG 64S-22, LEVEL 2 SUPERPAVE ASPHALT MIX19.0MM FOR
		BASE, PG 64S-22, LEVEL 2
LF	3,080	FIVE INCH (5") WHITE THERMOPLAS- TIC PAVEMENT MARKINGS
LF	3,080	FIVE INCH (5") YELLOW THERMO-
CIE.	1.01/	PLASTIC PAVEMENT MARKINGS
SF	1,216	FOUR INCH (4") CONCRETE SIDE- WALK
LF	1,110	TRAFFIC BARRIER W BEAM USING SIX
EA	4	FOOT (6') POST TRAFFIC BARRIER THRIE BEAM
		ANCHORAGE TO VERTICAL FACE
LF	950	PRINCE GEORGE'S COUNTY STD. NO. 300.01 - CONCRETE CURB AND
		GUTTER
LF	548	FURNISH & INSTALL 8-INCH PVC
LF	278	SEWER LINE FURNISH & INSTALL 12INCH PVC
		SEWER LINE
LF	82	ENCASEMENT OF 8-INCH DUCTILE IRON SEWER USING 36 STEEL PIPE
VF	82	FURNISH & INSTALL WSSC PRECAST
EA	1	SEWER MANHOLE RELOCATE FIREHYDRANT
EA VF	1 8	ADJUST PRECAST SEWER MANHOLE
		TO FINISHED GRADE

### LEGALS

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.

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

13. This is a Federal Aid Project. The County-Based Business Preference 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.

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. A virtual Pre-Bid Conference will be held on September 19, 2024, at 11:00 a.m. local prevailing time, via Microsoft Teams at:

https://teams.microsoft.com/l/meetup-join/19% 3ameeting MG mMjc4OTEtY2 1OS00MzUwLWI2Mm tNzA3 jNiMmMxYmE4% 40thread.v2/0 context <u>%7b%22Tid%22%3a%224146bdda-ddc1-4d2a-a1b2-1a64cc3c837b%</u> <u>22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8ef%22%7d</u> Meeting ID: 252 617 277 534 Passcode: q5q3dM

17. This project requires **31**% DBE Mandate.

<u>147895</u>

By Authority of Angela D. Alsobrooks County Executive

(9-5,9-12,9-19)

### LEGALS

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

SUBSIDIO EN BLOQUE PARA EL DESARROLLO COMUNITARIO					
~ (CDBG, en inglés)					
AVISO DE DISPONIBILIDAD DE FINANCIACIÓN (NoFA, en inglés)					
Ŷ					

TALLER DE SOLICITUD Y PROPUESTA DEL AÑO DEL PROGRAMA (PY, en inglés) 51

El Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del Condado de Prince George está aceptando solicitudes para el programa de subsidio en bloque para el desarrollo comunitario (CDBG) para el año del programa (PY) 51, que abarca desde el 1.º de julio de 2025 hasta el 30 de junio de 2026. Las solicitudes estarán disponibles en línea a partir del martes 1.º de octubre de 2024. El plazo para presentar las solicitudes finaliza el viernes 1.º de noviembre de 2024 a las 5:00 p.m.

Los fondos del programa CDBG se destinan a promover comunidades prósperas a través de la provisión de viviendas dignas, entornos de vida adecuados y la ampliación de las oportunidades económicas, fundamentalmente para las personas con ingresos bajos y moderados. Se aceptarán solicitudes y se tendrán en cuenta proyectos de rápida implementación. Además, los solicitantes con financiación pendiente de años anteriores, incluido el año del programa 49 y los anteriores, no podrán recibir financiación.

La solicitud del programa CDBG para el año del programa 51 estará disponible en línea en el sitio web del Departamento de Vivienda y Desarrollo Comunitario: http://www.princegeorgescountymd.gov/1106/ Community-Development-Block-Grant. Las personas interesadas también pueden presentar su solicitudenviando un correo electrónico a CDBGCPD@co.pg.md.us.

### LEGALS

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

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 Ad-dison, 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 represen-tative or the attorney.

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

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

(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		CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	
	Estate No. 133403		Estate No. 134508
<u>147846</u>	(8-29)	147858	(8-29 9-5 9-12)

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

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

147858

# LEGALS

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

### 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 Rad-ford, 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 ap-pointed Co-Personal Representa-tives of the secta of Branton Lea tives 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 pro-bate 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 against to the undersigned co-personal rep-resentatives or file it with the Regis-ter of Wills with a copy to the undersigned, on or before the ear-lier of the following dates:

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

(2) Two months after the co-per-sonal representatives mails or other-wise 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

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

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

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

9. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project. 10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and / or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall

### Las solicitudes o propuestas deberán enviarse por correo electrónico a más tardar el 1.° de noviembre de 2024 a las 5:00 p.m.

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### CDBGCPD@co.pg.md.us

El DHCD patrocinará un taller sobre propuestas, que ofrecerá una visión general del programa CDBG y los requisitos específicos relacionados con la aplicación de los fondos, que incluyen, entre otros los siguientes:

- La financiación de la categoría de planificación y administración es limitada
- La categoría de servicios públicos tiene un límite del 15 % del total de los fondos asignados para el año del programa correspondiente, de acuerdo con la sección 570.500(a) del Título 24 del Código de Regulaciones Federales (CFR, en inglés).

Tenga en cuenta que, de acuerdo con las tendencias históricas del Departamento, un solicitante solo puede solicitar financiación por un importe máximo de \$50,000.00.

La fecha y hora del taller son las siguientes:

FECHA: martes 1.º de octubre de 2024

DURACIÓN: 10:00 a.m. a 12:00 p.m.

LUGAR: Zoom (reunión virtual)

• Se solicita a los participantes interesados que envíen un correo electrónico a <u>CDBGCPD@co.pg.md.us</u> para recibir la invitación a la reunión por Zoom. Todos los inscriptos deben seguir las instrucciones para participar en la reunión.

Se dispondrá de lengua de señas para las personas con discapacidad auditiva y de servicios de interpretación. Para solicitar dichos servicios, llame al siguiente número telefónico: TTY (301) 699-2544.

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

The Prince George's Post

Call 301-627-0900

Con la autorización de: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 5 de septiembre de 2024

<u>14790</u>1



### 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 SE-**<u>CURITY</u>** 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 OWNER-SHIP COMMUNITIES – 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: <u>https://pgccouncil.us/Speak</u>. 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 BE-**FORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak**, **in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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.

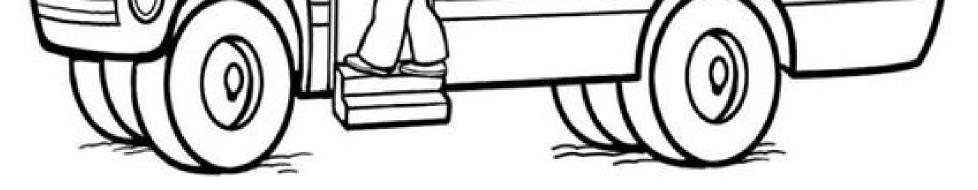
> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Jolene Ivey, Chair

ATTEST: Donna J. Brown Clerk of the Council

147863

(9-5)

# <section-header><section-header>



# DRIVER'S PLEASE REMEMBER:

**B** E AWARE **U** STAY ALERT **S** O KIDS DON'T GET HURT