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**LEGALS**

**NOTICE**

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

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

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

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

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

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
147839 (8-29,9-5,9-12)

**NOTICE**

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

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

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

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

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

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

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

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

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**LEGALS**

**ORDER OF PUBLICATION  
BY POSTING**

ANGIE ROMERO MELENDEZ  
vs.  
JULIO MELENDEZ

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. C-16-FM-24-002495**

ORDERED, ON THIS 5th day of September, 2024, by the Circuit Court for Prince George's County, MD:

That the Defendant, Julio A. Melendez is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendant and stating that the Defendant's last known address is: Caserio El Huiscoyol Anchico, San Miguel, San Miguel 103011330, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JULIO MELENDEZ, in accordance with Maryland Rule 2-122(a)(2) as follows:

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

ORDERED, said posting to be completed by the 5th day of October, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, JULIO A. MELENDEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
147905 (9-12,9-19,9-26)

**NOTICE**

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

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

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

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

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

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
147840 (8-29,9-5,9-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ROSALIND MACON

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

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

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

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

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

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

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

MARLENE WRIGHT  
Personal Representative

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

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

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

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

CASE NO. 80541

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

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

ORDERED, ADJUDGED AND DECREED BY THE COURT AS FOLLOWS:

1. That *The Prince George's Post*, publish this notice once a week for four (4) consecutive weeks, and thereafter file with the Court a copy of the notice so published and an affidavit of publication.

2. That said petition is hereby set for hearing on the 10th day of October, 2024 at 10:00 o'clock a.m.

3. That any person having any objection to the said petition make the same known in writing filed with this Court on or before the day and time of said hearing.

DONE this the 6th day of August, 2024.

Frank Barger  
JUDGE OF PROBATE

147823 (8-22,8-29,9-5,9-12)

**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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of February, 2025.

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

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

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

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

**SHUWANDA ROUSE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 134496  
147856 (8-29,9-5,9-12)

**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 representative or the attorney.

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

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

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

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

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

**CARMEN TAYLOR**  
Personal 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**

**ORDER OF PUBLICATION**

**DOLLIENA HARRIS, ET AL.**  
VS.  
**TOSHIA STARKS**

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

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

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

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

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

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

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

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

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GLORIA JEAN COOK**

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

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

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

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

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

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

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

**DENNIS COOK**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 102008  
147854 (8-29,9-5,9-12)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VALERIE TOATLEY**

Notice is given that Mirekel Toatley, whose address is 1917 Taylor Avenue, Fort Washington, Maryland 20744, and Carine Toatley, whose address is 1917 Taylor Avenue, Fort Washington, Maryland 20744, and Brittany Toatley, whose address is 9408 Fox Run Drive, Clinton, Maryland 20735 were on September 3, 2024 appointed Co-Personal Representatives of the estate of Valerie Toatley, who died on January 19, 2023 without a will.

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

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

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

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

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

**MIREKEL TOATLEY  
CARINE TOATLEY  
BRITTANY TOATLEY**  
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. 131023  
147922 (9-12,9-19,9-26)

Jordana Guzman  
6990 Columbia Gateway Drive  
Suite 240  
Columbia, MD 21046  
443-360-0066

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MATHEW M. PANICKER**

Notice is given that Annamma Panicker, whose address is 7306 Olive Branch Way, Laurel, MD 20707, was on August 14, 2024 appointed Personal Representative of the estate of Mathew M. Panicker who died on February 15, 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 14th 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

**ANNAMMA PANICKER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 133533  
147911 (9-12,9-19,9-26)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assig-  
nee, 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 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.

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 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  
147892 (9-5,9-12,9-19)

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**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**

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 probate 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 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.

**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  
147877 (9-5,9-12,9-19)

**LEGALS**

Stephen J. Reichert  
2221 Lake Ave.  
Baltimore, MD 21213  
410-299-4959

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PAUL JACOB BRICKMAN**

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.

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

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

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

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

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

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

**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  
147882 (9-5,9-12,9-19)

**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**

Notice is given that Kathy Mahabir, whose address is 5511 Effieham Street, Oak Ridge, NC 27310, was on August 27, 2024 appointed 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 representative or the attorney.

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

**KATHY MAHABIR**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 134322  
147883 (9-5,9-12,9-19)

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

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

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

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

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

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

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

**PERRY RADFORD  
BETTY RADFORD**  
Co-Personal Representatives

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

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**LEGALS**

**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**

**11248 HANNAH WAY UNIT #8  
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated November 21, 2016 and recorded in Liber 38937, Folio 319, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,873.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**OCTOBER 1, 2024 AT 11:30AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147902 (9-12,9-19,9-26)

**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 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of February, 2025.

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

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

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

**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

147880 (9-5,9-12,9-19)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**APRIL MATTEA DAVIS**

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 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 representative or the attorney.

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

**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)

**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**

**7709 GREYMONT STREET  
LANDOVER, MD 20785**

By authority contained in a Deed of Trust dated April 20, 2007 and recorded in Liber 28422, Folio 724, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$158,000.00, and an interest rate of 8.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**OCTOBER 1, 2024 AT 11:30AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,900.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147903 (9-12,9-19,9-26)

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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 Stewart, 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.

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 12th 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.

**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

147879 (9-5,9-12,9-19)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**SUNDAY AMAMA OKORO**

Notice is given that Miracle S Okoro, whose address is 405 Dennis Magruder Dr, Upper Marlboro, MD 20774, was on August 21, 2024 appointed Personal Representative of the estate of Sunday Amama Okoro, who died on January 31, 2023 without a will.

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

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

**MIRACLE S OKORO**  
Personal Representative

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

Estate No. 128539

147920 (9-12,9-19,9-26)

**LEGALS**

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

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

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

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28801, Folio 149, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$135,000.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**SEPTEMBER 17, 2024 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

Michelle D. Lee, Esquire  
Law Office of Brian Gormley, LLC  
10605 Concord Street, Suite 420  
Kensington, Maryland 20895  
240-514-2358

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**RUTH ANN LEE**

Notice is given that James H. Rosemond, Jr, whose address is 102 Ellen Drive, Reserve, LA 70084, was on August 20, 2024 appointed Personal Representative of the estate of Ruth Ann Lee who died on September 24, 2012 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

**JAMES H. ROSEMOND, 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. 129696

147909 (9-12,9-19,9-26)

**LEGALS**

**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, Maryland 21231 were on August 27, 2024 appointed Co-Personal Representatives 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 probate 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-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

**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**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHAEL DEON KELLY**

Notice is given that Michael Deon Kelly, Jr whose address is 15701 Buck Lane, Dumfries, VA 22025, was on August 30, 2024 appointed personal representative of the small estate of Michael Deon Kelly, who died on July 1, 2019 without a will.

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

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

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

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

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

**MICHAEL DEON KELLY, 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. 134634  
147908 (9-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ENRIQUE E ANTEZANA**

Notice is given that Norma Antezana, whose address is 2803 Liberty Pl, Bowie, MD 20715, was on August 23, 2024 appointed Personal Representative of the estate of Enrique E Antezana who died on July 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 23rd 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.

**NORMA ANTEZANA**  
Personal Representative

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

Estate No. 134314  
147912 (9-12-9-19-9-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JEAN F. LANGAN**

Notice is given that Kenneth J. Langan, whose address is 2816 Durand Drive, Los Angeles, CA 90068, was on August 27, 2024 appointed Personal Representative of the estate of Jean F. Langan who died on May 23, 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 27th 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.

**KENNETH J. LANGAN**  
Personal Representative

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

Estate No. 133972  
147913 (9-12-9-19-9-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHNNY E BRINSON**

Notice is given that Richard Harris, whose address is 4047 Princeton Place, Atlanta, Georgia 20331, was on August 30, 2024 appointed Personal Representative of the estate of Johnny E Brinson who died on August 19, 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 28th 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.

**RICHARD HARRIS**  
Personal Representative

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

Estate No. 134622  
147914 (9-12-9-19-9-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VIRGINIA NELL BROWN  
GUILFORD**

Notice is given that Charles A Guilford Jr, whose address is 12008 Berrybrook Terrace, Upper Marlboro, MD 20772, was on August 16, 2024 appointed Personal Representative of the estate of Virginia Nell Brown Guilford, who died on January 11, 2024 without a will.

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

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

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

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

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

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

**CHARLES A GUILFORD 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. 132482  
147918 (9-12-9-19-9-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**THELMA L JAMES**

Notice is given that Anyana M Martin, whose address is 10612 Elizabeth Parnum Pl, Upper Marlboro, MD 20772, was on August 5, 2024 appointed Personal Representative of the estate of Thelma L James, who died on May 22, 2024 without a will.

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

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

**ANYANA M MARTIN**  
Personal Representative

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

Estate No. 134035  
147919 (9-12-9-19-9-26)

**LEGALS**

**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 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)

**NOTICE OF REPORT  
OF SALE**

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

CLARENCE PAASEWE and  
SATTIA TAYLOR, JT  
Defendant(s)

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 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.

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



**LEGALS**

**NOTICE OF REPORT  
OF SALE**

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

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.

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 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  
147888 (9-5,9-12,9-19)

**NOTICE OF REPORT  
OF SALE**

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

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 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.

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 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  
147889 (9-5,9-12,9-19)

**NOTICE OF REPORT  
OF SALE**

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

DEMETRIUS TURIZO and  
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. 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)

**LEGALS**

**NOTICE OF REPORT  
OF SALE**

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

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 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 \$ 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**

**LEGALS**

**NOTICE TO CONTRACTORS**

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

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

2. Contract Documents.

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

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

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

UNIT	Quantity	DESCRIPTION
LS	1	CLEARING & GRUBBING
LS	1	TYPE B ENGINEER'S OFFICE
UD	200	PORTABLE VARIABLE MESSAGE SIGN
LS	1	MOBILIZATION AND DEMOBILIZATION
LS	1	CONSTRUCTION STAKEOUT
LS	1	PROJECT SCHEDULE- TYPE B
LS	1	AS-BUILT SURVEY
CY	165,000	CLASS 1 EXCAVATION
CY	25,000	CLASS 5 EXCAVATION
CY	2160	LEEVE SELECT BORROW - IMPERVIOUS FILL
LS	1	TEST PIT EXCAVATION.
LF	20	36-INCH CORRUGATED POLYETHYLENE PIPE, TYPE S
EA	12	STABILIZED CONSTRUCTION ENTRANCE
CY	500	SANDBAG DIKE
LF	175	12-INCH CLEAR WATER DIVERSION PIPE
LF	200	15 INCH CLEAR WATER DIVERSION PIPE
LF	300	24 INCH CLEAR WATER DIVERSION PIPE
EA	9	FILTER BAG (FB)
LF	21,000	24 INCH FILTER LOG (FL)
EA	8	REMOVABLE PUMPING STATION (RPS)
EA	11	TEMPORARY STONE OUTLET STRUCTURE (TSOS)
EA	22	TEMPORARY GABION OUTLET STRUCTURE (TGOS)
CY	6,000	EROSION AND SEDIMENT CONTROL CLEANOUT EXCAVATION
SY	650	CLASS I RIPRAP FOR SLOPE AND CHANNEL PROTECTION
LF	250	BOTTOM CUTOFF WALLS FOR CLASS I RIPRAP
EA	1	PUMP AROUND
TON	500	HOT MIX ASPHALT SUPERPAVE 19.0 MM FOR FULL DEPTH PATCH, PG64-22, LEVEL 2
SY	500	6 INCH GRADED AGGREGATE BASE COURSE
SY	102,000	PLACING SALVAGED TOPSOIL 12 INCH DEPTH
SY	100	RIPARIAN AREA PERMANENT SEEDING
LB	650	WETLAND MEADOW SEED MIX
LB	13,000	TURFGRASS ESTABLISHMENT
SY	140,000	TEMPORARY SEED
SY	140,000	TEMPORARY MULCH
SY	500	TREE PROTECTION FENCING
LF	50	TYPE C SOIL STABILIZATION MATTING
SY	78,000	TYPE D SOIL STABILIZATION MATTING
SY	90,000	TYPE E SOIL STABILIZATION MATTING
SY	105	BETULA NIGRA 1" CAL
EA	105	NYSSA SYLVATICA 1" CAL
EA	105	CORNUS FLORIDA 1" CAL
EA	105	ILEX OPACA 1" CAL
EA	315	PHOTINA PYRIFOLIA 2'-3" HT
EA	315	VIBURNUM DETATUM 2'-3" HT
EA	315	AMELANCHIER ARBOREA 2'-3" HT
EA	MG	ADDITIONAL WATERING OF PLANTS

4. Project Description:

The work consist of clearing grubbing, tree removal, excavation and restoration of channel, stream dragging, excavating stream bank area to increase floodplain storage volume as shown in contract plans. Project scope includes Erosion and Sediment control, slope stabilization using Riprap and stabilization matting, Salvage and spread topsoil, Riparian area permanent seeding, Wetland Meadow seeding, Turfgrass establishment, and landscaping and other miscellaneous 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 <https://www.princegeorgescountymd.gov>.

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

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

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

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

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

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

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

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

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

**LEGALS**

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

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

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

By Authority of  
 Angela D. Alsobrooks  
 County Executive

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

**LEGALS**

**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.

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 mortgage 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 mortgage 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

**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"

THE FOLLOWING DESCRIBED LAND AND PREMISES, WITH THE IMPROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, NAMELY,

LOT NUMBERED EIGHT (8) IN BLOCK LETTERED "A" IN THE SUBDIVISION 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 principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600090)

**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)

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**IN THE CIRCUIT COURT FOR  
 PRINCE GEORGE'S COUNTY,  
 MARYLAND  
 SITTING AS A JUVENILE  
 COURT**

**In Re: GUARDIANSHIP OF:  
 Brittany O.**

**Case No. C-16-JV-24-003359  
 CROSS-REFERENCE WITH:  
 CINA-20-0042**

**NOTICE BY PUBLICATION TO  
 PUTATIVE FATHER**

**To: Osmin Acevedo-Cuzul**

**Relationship: PUTATIVE FATHER**

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-24-003359. All persons who believe themselves to be the parents of a female child born on the 13th day of July 2017 to Nemesia Orelana Aparicio, natural mother, aged 29 years old at time of birth, and Osmin Acevedo-Cuzul, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle  
 Associate Judge  
 Seventh Judicial Circuit

147925 (9-12)

**LEGALS****NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on December 16, 2010, a certain Deed of Trust was executed 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 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 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 connection 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 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.

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 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

**LEGALS**

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

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

147868 (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 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: 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 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.

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 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

**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

147869 (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 public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**SEPTEMBER 24, 2024 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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 emergency, sale shall occur at time previously scheduled, on next day that court sits], on

**SEPTEMBER 17, 2024 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

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**a**  
  
**Very**  
  
**Safe**  
  
**Weekend**

**LEGALS**

**NOTICE TO CONTRACTORS**

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **October 17, 2024, at 11:59 pm** local prevailing time for the following project:

**METZEROTT ROAD PEDESTRIAN SAFETY CIP IMPROVEMENTS  
MD 650 TO ADELPHI ROAD  
CONTRACT No. 954-H (E)**

2. Contract Documents. Contract documents are only available for download at the following websites:

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM045938 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform.
- <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

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

3. Project Description: This purpose of this project is to provide pedestrian safety improvements along Metzertott Rd. from MD 650 (New Hampshire Ave.) to the Adelphi Road. A distance of 0.88 miles. The primary objective of the Metzertott Road Pedestrian Safety Improvement Project is to enhance pedestrian and bicycle infrastructure, this will be achieved by providing the following via construction: Refuge island for pedestrians, Road diet by reducing lanes of traffic to lower the vehicular speed, continues sidewalks and hiker/biker path and ADA ramps, Bus stop improvement, LED lighting upgrades, New Storm Drain, High visibility signage and pavement markings to designate pedestrian crosswalks, Full width of Mill & overlay along the project limits, Traffic signal modification at Metzertott Rd. and Adelphi Rd.; and one (1) RRFB.

4. Minimum Qualifications: The contractor must have at minimum 5 years experience in completing work similar in nature.

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

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

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

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

UNIT	QUANTITY	DESCRIPTION
LS	1	Engineers Office Type B
LS	1	Construction Stakeout
LS	1	Mobilization and Demobilization
LS	1	Maintenance of Traffic
CY	6,930	Class 1 Excavation
CY	2,724	Common Borrow
LF	2,455	18 Inch Reinforced Concrete Pipe, Class IV
EA	10	Prince George's County Type A-10 Inlet
EA	16	Prince George's County Type A-10 Inlet
EA	9	Type A 48 Inch Diameter Manhole
LF	5,560	6 Inch Perforated Circular Pipe Underdrain
LS	1	Retaining Wall (Modular Block)
SY	15,926	Pavement Fabric
TON	2,311	SuperPave Asphalt Mix 9.5mm for Surface, PG 64S-22,
TON	496	SuperPave Asphalt Mix 12.5mm for Surface, PG 64S-22,
TON	849	SuperPave Asphalt Mix 25.0mm for Base, PG 64S-22,
SY	1,611	Full Depth Patching
SY	8,692	4 inch Graded Aggregate Base Course
SY	15,926	Fine Milling Asphalt pavement 1 inch to 2.5 inch depth
SY	735	8 inch Portland Cement Concrete Pavement for Driveways
SY	842	6 inch Portland Cement Concrete Pavement for Driveways
LF	8,284	Prince George's County Concrete Curb and Gutter (Std.)
SF	37,412	5 Inch Concrete for Shared Use Path, MDOT SHA Mix No.
SF	24,933	5 Inch Concrete for Sidewalk, MDOT SHA Mix No. 13
CY	1,927	Placing Furnished Subsoil
SY	9,852	Placing Furnished Topsoil 4" Depth

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

7. Bid Security. Unless otherwise required by State or Federal law or regulation or as a condition to State of Federal assistance, no bid, performance, or payment bonds may be required by the Purchasing Agent to be posted if the contract price does not exceed One-Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part I, 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. Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00).

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

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and 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 do more than 50.1% of the work with their own organization.

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). An optional virtual Pre-Bid Conference will be held on September 26, 2024, at 11:00 a.m. local prevailing time, via Teams at: [Join the meeting now](#) Or join using meeting I.D.: 252 530 994 238 password ESKToh.

16. This project requires 21% DBE Participation.

**LEGALS**

By Authority of  
Angela D. Alsobrooks  
County Executive

147924

(9-12-9-19-9-26)

**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 16, 2024, at 11:59 pm** local prevailing time for the following project:

**MARLBORO PK., PEDESTRIAN SAFETY IMPROVEMENTS PH. 2,  
CIP PROJECT  
SOUTHERN AVE. TO BROOKS DRIVE  
CONTRACT No. 953-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. BPM045802 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform.
- <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

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

3. Project Description: This project is for the installation of pedestrian safety improvements along Marlboro Pike, from the D.C. Line (Southern Avenue) to Brooks Drive. The work will consist of the following: Installation and upgrades of pedestrian facilities (concrete sidewalk, concrete driveway aprons, and curb ramps) along both directions of Marlboro Pike. Reduction of the width of Marlboro Pike by one lane in each direction to provide median refuge for pedestrians, channelized turning movements and landscaping, and Installation of two bio retention facilities to treat run-off.

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

UNIT	QUANTITY	DESCRIPTION
Ton	4,200	HMA SUPERPAVE, PG64S-22 LEVEL 2
LF	15,000	COMBINATION CURB AND GUTTER
SF	50,000	5-INCH-THICK CONCRETE SIDEWALK
SF	31,300	MILLING HOT MIX ASPHALT PAVEMENT 1 INCH TO 2 INCH DEPTH
SY	2,500	6 INCH GRADED AGGREGATE BASE
SY	5,500	4 INCH AGGREGATE BASE
SF	5,000	REMOVAL OF EXISTING PAVEMENT
LF	35,525	THERMOPLASTIC PAVEMENT MARKINGS - Any size
CY	3,140	CLASS I EXCAVATION
CY	50	TEST PIT EXCAVATION
CY	550	COMMON BORROW
SF	10,000	6-INCH-THICK CONCRETE SIDEWALK RAMP
SY	3,950	TURFGRASS SOD ESTABLISHMENT
UD	28	PORTABLE VARIABLE MESSAGE SIGN
SY	1,625	COMMERCIAL DRIVEWAY ENTRANCE - PRINCE GEORGE'S COUNTY STD NO. 200.05
SF	530	FURNISH AND INSTALL SHEET ALUMINUM SIGNS
EA	29	10 FT. PEDESTAL POLE WITH ALUMINUM TRANSFORMER BASE
EA	1	14 FT. PEDESTAL POLE WITH ALUMINUM TRANSFORMER BASE
EA	4	17 FT. STEEL MAST ARM POLE WITH A SINGLE 38 FT. MONOCURVE MAST ARM
EA	2	17 FT. STEEL MAST ARM POLE WITH A SINGLE 50 FT. MONOCURVE MAST ARM
EA	1	27 FT. STEEL MAST ARM POLE WITH A SINGLE 50 FT. MAST ARM
EA	3	27 FT. STEEL MAST ARM POLE WITH A SINGLE 38 FT. MAST ARM

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.

7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), each bid must be accompanied by a bid bond issued by a surety company authorized to do business in the State of Maryland.

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

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 do more than 50.1% of the work with their own organization

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 Pre-Bid Conference will be held on September 25, 2024, at 11:00 am local prevailing time, via Microsoft Teams at: [Join the meeting now](#) Meeting ID: 234 312 742 328 Password: hVrXRM

17. This project requires 20% DBE Participation.

By Authority of  
Angela D. Alsobrooks  
County Executive

147923

(9-12-9-19-9-26)



## LEGALS

### NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **October 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 [PublicSolicitations.eMarylandMarketplaceAdvantage.com](http://PublicSolicitations.eMarylandMarketplaceAdvantage.com).
- SPEED eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

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

#### 3. 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. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/CostClassKey.asp>)

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

UNIT	QUANTITY	DESCRIPTION
LS	1	CLEARING AND GRUBBING
LS	1	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 REMOVE & RESET PRECAST TEMPORARY THIRTY-TWO INCH (32") F SHAPE CONCRETE TRAFFIC BARRIER FOR MAINTENANCE OF TRAFFIC REMOVE & RESET PRECAST TEMPORARY THIRTY-TWO INCH (32") F SHAPE CONCRETE TRAFFIC BARRIER FOR MAINTENANCE OF TRAFFIC REMOVE OF REMOVABLE PAVEMENT MARKING LINES - ANY WIDTH
LF	1,900	FIVE INCH (5") YELLOW REMOVABLE PAVEMENT LINE MARKINGS
LF	8,100	FIVE INCH (5") WHITE REMOVABLE PAVEMENT LINE MARKINGS
UD	200	PORTABLE VARIABLE MESSAGE SIGNS
LS	1	CONSTRUCTION STAKEOUT
LS	1	MOBILIZATION AND DEMOBILIZATION
CY	1,500	CLASS 1 EXCAVATION
CY	9,800	COMMON BORROW
CY	350	REMOVAL OF EXISTING PAVEMENT
LF	650	SIX INCH (6") PERFORATED CIRCULAR PIPE LONGITUDINAL UNDERDRAIN BIO-SWALE FACILITY
CY	290	CLASS 3 EXCAVATION
CY	1,090	MAINTENANCE OF STREAM FLOW
EA	1	REMOVAL OF EXISTING STRUCTURE
LF	5130	STEEL HP16X121 BEARING PILES
LF	284	STEEL HP16X121 BEARING TEST PILES
EA	4	DYNAMIC PILE MONITORING
EA	4	CAPWAP
LS	1	FOOTING CONCRETE
LS	1	SUBSTRUCTURE CONCRETE FOR 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 PAVEMENT 0 INCH TO TWO INCH (2")
SY	5,565	EIGHT INCH (8") BASE COURSE USING GRADED AGGREGATE
TON	800	SUPERPAVE ASPHALT MIX 9.5MM FOR SURFACE, PG 64S-22, LEVEL 2
TON	1,325	SUPERPAVE ASPHALT MIX19.0MM FOR BASE, PG 64S-22, LEVEL 2
LF	3,080	FIVE INCH (5") WHITE THERMOPLASTIC PAVEMENT MARKINGS
LF	3,080	FIVE INCH (5") YELLOW THERMOPLASTIC PAVEMENT MARKINGS
SF	1,216	FOUR INCH (4") CONCRETE SIDEWALK
LF	1,110	TRAFFIC BARRIER W BEAM USING SIX FOOT (6) POST
EA	4	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 SEWER LINE
LF	278	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 SEWER MANHOLE
EA	1	RELOCATE FIREHYDRANT
VF	8	ADJUST PRECAST SEWER MANHOLE TO FINISHED GRADE

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

## 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\\_MGmMjc4OTerY2IOS00MzUwLW12Mm tNzA3jNiMmMxYmE4%40thread.v2/0context%7b%22Id%22%3a%224146bdad-dc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8ef%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MGmMjc4OTerY2IOS00MzUwLW12Mm tNzA3jNiMmMxYmE4%40thread.v2/0context%7b%22Id%22%3a%224146bdad-dc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8ef%22%7d)  
Meeting ID: 252 617 277 534  
Passcode: q5q3dM

17. This project requires 31% DBE Mandate.

By Authority of  
Angela D. Alsobrooks  
County Executive

147895 (9-5-9-12,9-19)

## LEGALS

### NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 18, 2007, a certain Deed of Trust was executed by Lucille D. Ealy, and Cecil D. Ealy as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, F.S.B. as Beneficiary, and NetCo as Trustee(s), and was recorded on January 25, 2007, in Book 26969, Page 245 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 May 17, 2021, and recorded on June 7, 2021, in Book 45629, Page 43, 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 3, 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 15, 2024 is \$425,684.66; 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 October 1, 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: 402 Donovan Way, Upper Marlboro, MD 20774

Tax ID: 07-3364155

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 \$425,684.66.

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 \$42,500.00 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 \$42,500.00 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.

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

## LEGALS

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 21, 2024

Cohn, Goldberg & Deusch, LLC  
Foreclosure Commissioner

BY: Richard E. Solomon  
Richard E. Solomon  
AIS#9112190178  
Cohn, Goldberg & Deusch, 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

LOT NUMBERED SEVENTY-THREE (73) IN BLOCK "A" IN THE SUBDIVISION KNOWN AS, "PLAT TWELVE, CAMERON GROVE", PER PLAT BOOK VJ 191/42, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

COMMONLY KNOWN AS: 402 DONOVAN WY, UPPER MARLBORO, MD 20774  
PARCEL #: 3364155

BEING THE SAME PROPERTY CONVEYED TO LUCILLE D. EALY AND CECIL D. EALY, TENANTS BY THE ENTIRETY, BY DEED DATED OCTOBER 31, 2003, FROM CAMERON GROVE ASSOCIATES LIMITED PARTNERSHIP, OF RECORD IN BOOK 19320 PAGE 327, OFFICE OF THE PRINCE GEORGE'S COUNTY COURT CLERK.

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

147928 (9-12,9-19,9-26)

## 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.

Notice is hereby given that on Tuesday, September 17, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individual to the Prince George's County Police Accountability Board (PAB):

Mr. Daniel Armando Jones Reappointment:  
Term Expiration: June 30, 2027

Appointment of the following individual as Director of the Office of Procurement:

Ms. Pamela Ford Dickerson

Appointment of the following individuals to the Prince George's County Solid Waste Advisory Commission (SWAC):

Mr. Charles L. Renninger Reappointment  
Term Expiration: 11/5/2026

Ms. Luisa F. Robles Diaz-de-Leon Appointment  
Replacing: Brent Bolin (Vacant)  
Term Expiration: 11/5/2027

Appointment of the following individuals to the Wage Determination Board for Prince George's County:

Ms. Joy R. Anderson Reappointment: Management  
Representative  
Term Expiration: 2/22/2026

Mr. Orlando A. Bonilla Reappointment: Labor Representative  
Term Expiration: 2/22/2026

Ms. Tisa J.D. Clark Reappointment: Management  
Representative  
Term Expiration: 2/22/2026

Mr. Lino V. Cressotti Reappointment: Labor Representative  
Term Expiration: 2/22/2026

Mr. Rhett A. Roe Appointment: Public Representative  
Replacing: Vacant  
Term Expiration: 2/22/2027

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [onlinesignup@co.pg.md.us](mailto:onlinesignup@co.pg.md.us) or faxed to (301) 952-5178. **Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments **will not** be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

147885 (9-5,9-12)

**LEGALS**

Erica T. Davis  
1401 Rockville Pike Ste. 650  
Rockville, MD 20852  
301-738-7685

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LUZ F. WOOFER**

Notice is given that Elaine Valmonte-Tomek, whose address is 2855 Lafora Court, Vienna, VA 22180, was on August 20, 2024 appointed Personal Representative of the estate of Luz F. Woofter who died on October 28, 2023 with a will.

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

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

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

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

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

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

ELAINE VALMONTE-TOMEK  
Personal Representative

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

Estate No. 134521  
147910 (9-12,9-19,9-26)

Mariela C. D'Alessio, Esq.  
D'Alessio Law  
6 North Park Drive, Suite 108  
Hunt Valley, MD 21030  
410-600-3721

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHAELA SMITH**

Notice is given that Ivory Richardson, whose address is 970 Meridian Ave., Apt. 26, San Jose, CA 95126, was on August 12, 2024 appointed Personal Representative of the estate of Michaela Smith, who died on January 22, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th 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.

IVORY RICHARDSON  
Personal Representative

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

Estate No. 133864  
147917 (9-12,9-19,9-26)

Jacob Deaven, Esquire  
Parker, Simon, & Kokolis, LLC  
110 N. Washington Street  
Suite 500  
Rockville, MD 20850  
301-656-5775

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOGIS MAURICE PLATER**

Notice is given that Thomas J Kokolis, whose address is 110 North Washington Street, Ste #500, Rockville, MD 20850, was on August 20, 2024 appointed Personal Representative of the estate of Logis Maurice Plater, who died on October 2, 2022 without a will.

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

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

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

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

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

THOMAS J KOKOLIS, ESQUIRE  
Personal Representative

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

Estate No. 132866  
147921 (9-12,9-19,9-26)

**LEGALS**

Paulette Lundy Esq  
8825 Stanford Blvd, Suite 140  
Columbia, MD 21045  
410-405-7996

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**SYLVIA COWELL**

Notice is given that Sunny Cowell, whose address is 3315 Crossland Ave, Baltimore, MD 21213, was on August 20, 2024 appointed Personal Representative of the estate of Sylvia Cowell, who died on December 2, 2022 without a will.

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

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

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

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

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

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

SUNNY COWELL  
Personal Representative

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

Estate No. 129725  
147916 (9-12,9-19,9-26)

**LEGALS**

Michelle D. Lee, Esquire  
Law Office of Brian Gormley, LLC  
10605 Concord Street, Suite 420  
Kensington, Maryland 20895  
240-514-2358

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RUTH ANN LEE**

Notice is given that James H. Rosemond, Jr, whose address is 102 Ellen Drive, Reserve, LA 70084, was on August 20, 2024 appointed Personal Representative of the estate of Ruth Ann Lee who died on September 24, 2012 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

JAMES H. ROSEMOND, 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. 129696  
147909 (9-12,9-19,9-26)

Bonnie A. Travieso, Esquire  
Travieso & Ziegler, LLC  
600 Wyndhurst Avenue, Suite 246  
Baltimore, Maryland 21210  
410-323-6860

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MELBA COZZO TURCOTTE**

Notice is given that Ellen T. Sodano, whose address is 3616 Miller Road, Street, MD 21154, and Arthur F. Turcotte, whose address is 1915 Dana Drive, Adelphi, MD 20782, were on August 29, 2024 appointed Co-Personal Representatives of the estate of Melba Cozzo Turcotte who died on October 21, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

ELLEN T. SODANO  
ARTHUR F. TURCOTTE  
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. 132267  
147915 (9-12,9-19,9-26)

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**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
714 Eucla Drive, Waldorf, MD 20601**

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, SEPTEMBER 27, 2024**

**3:00 P.M.**

all that property described in said Deed of Trust as follows:

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

BEING KNOWN AND DESIGNATED as lot numbered two (2) in Block A, in the subdivision known as Blocks A & B, Accokeek Acres", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 63, folio 10.

**TERMS OF SALE:** A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000580

147896 (9-12,9-19,9-26)

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

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

**6501 CIPRIANO ROAD  
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Lolita Peterson, dated November 30, 2005, and recorded in Liber 24444 at folio 552 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 Duvall Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**OCTOBER 1, 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 \$7,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 24-600387)

**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

147899 (9-12,9-19,9-26)

**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
4505 38th Street, Brentwood, MD 20722-1016**

By virtue of the power and authority contained in a Deed of Trust from BARBARA ARLENE MALAY, dated September 13, 1996 and recorded in Liber 11023 at Folio 258 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, SEPTEMBER 27, 2024**

**3:05 P.M.**

all that property described in said Deed of Trust as follows:

The North 45 foot front by full depth thereof of Lot numbered Twenty-Four (24), in the subdivision known as "DR. S. A. CZARRA'S ADDITION TO BRENTWOOD", as per plat recorded in Plat Book JWB 5, at Plat 690A-11, among the Land Records of Prince George's County, Maryland. (17th Election District) which has the address of 4505 38TH STREET BRENTWOOD, MARYLAND 20722.

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

**TERMS OF SALE:** A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN and ERICA T. DAVIS**  
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000580

147897 (9-12,9-19,9-26)

**LEGALS**

**NOTICE OF INTENT TO DISPOSE OF  
IMPOUNDED VEHICLES**

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2013	Mercedes-Benz	C300	5DDGF8AB6DR297553
2013	Nissan	Versa	3N1CN7AP0DL887887
2018	Porsche	Macan	WP1AA2A59JL804816
2006	Mercedes-Benz	E350	WDBUF87J66X182735
1998	Nissan	Altima	1N4DL01D7WC110826
2023	Hyundai	Tucson	5NMJCEAE6PH258325
2022	Nissan	Sentra	3N1AB8CV1NY242686
2024	Acura	Integra	19UDE4H37RA022868
2014	Mercedes-Benz	C	WDDGF8AB4EG197366
2022	Kia	Forte	3KPF24A06NE489242
1998	Honda	Accord	1HGCG5647WA129177
2016	Hyundai	Accent	KMHCT4AE6GU977311
2006	Chevrolet	Impala	2G1WB58K669317084
2015	Nissan	Rogue	JN8AS5M6FW761935
2008	Mercedes-Benz	S550	WDDNG86X78A166774
2018	Ford	Mustang	1FA6P8TH5J5179376
2014	Chevrolet	Impala	2G11X55L0E9280108
2017	Nissan	Altima	1N4AL3AP1HC149302
2012	Mercedes-Benz	C250	WDDGJ4HB6CF805372
2014	Ford	Escape	1FMCU9J91EUD28803

147930 (9-12)

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

A Public Hearing for Ordinance O-8-24 Amending Chapter 26 "Zoning," Article II, Sec. 26-48 "Final Decision of City Council" of the Code of the City of Bowie to Clarify the Timing of Actions Required of the City Council Regarding Recommendations of the Advisory Planning Board, is scheduled to be held at 8:00 p.m., Monday, September 16, 2024. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to [city-clerk@cityofbowie.org](mailto:city-clerk@cityofbowie.org). Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, September 16, 2024. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or [ahernandez@cityofbowie.org](mailto:ahernandez@cityofbowie.org).

Alfred D. Lott  
City Manager

147907 (9-12)

**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
609 Cover Lane, Accokeek, MD 20607**

By virtue of the power and authority contained in a Deed of Trust from MARY M. WRIGHT, dated May 21, 2010 and recorded in Liber 31786 at Folio 599 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, SEPTEMBER 27, 2024**

**3:10 P.M.**

all that property described in said Deed of Trust as follows:

LOT 17, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLAT ONE MANOKEEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK VJ 189, AT PLAT 1

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

**TERMS OF SALE:** A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 5.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, and ERICA T. DAVIS**

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000580

147898 (9-12,9-19,9-26)

**LEGALS**

**LEGAL NOTICE  
CITY OF BOWIE, MD**

Ordinance O-7-24 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, as Embodied in Ordinance O-4-24, to Appropriate Funds for the following Projects and Grants: An Additional \$122,000 for the Public Arts Bowie Sign Project, \$58,500 for Energy Efficiency and Conservation Strategy, Additional Grant Funding to the Maryland Women's Business Center (MWBC) Totaling \$120,000, and Funding for the Emergency Operations Center in the Amount of \$237,500.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 3, 2024.

Alfred D. Lott  
City Manager

147906 (9-12)

**LEGALS**

**Public Hearing Notice  
City of Bowie  
Community Development Block Grant Program**

In accordance with guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the City of Bowie, as an entitlement participant in the federal Community Development Block Grant (CDBG) Program, solicits public participation in the development of the Consolidated Annual Performance and Evaluation Report (CAPER) for fiscal year 2023 and fiscal year 2024. The City will present the draft CAPER, which is available to view at the City website from September 27, 2024 – October 27, 2024, as well as physical copies placed at libraries, Bowie City Hall, and the Bowie Senior Center.

**Online Public Hearing:** <https://bowie.fyi/bowiecaper>  
**Date:** October 1, 2024  
**Time:** 7:00PM

All City CDBG documents are posted on the City's website: [www.cityofbowie.org/cdbg](http://www.cityofbowie.org/cdbg).

The Consolidated Annual Performance and Evaluation Report (CAPER) provides a yearly accounting of CDBG and other funds allocated towards the implementation of objectives outlined in the Five-Year Strategy Plan, which is included in the Consolidated Plan for Community Development. The Five-Year Strategy Plan identifies community needs and proposed solutions in the areas of Housing, Special Needs, Economic Development, and Non-Housing Community Development. The City's CDBG activities benefited low- and moderate-income citizens through the City's Single-Family Housing Rehabilitation Program and the Workforce Development Program.

For additional information or to submit comments on the draft CAPER, please call 301-809-3009 or email [bowiehsg@cityofbowie.org](mailto:bowiehsg@cityofbowie.org)

Alfred D. Lott, City Manager

147929 (9-12)

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

**LEGALS**

**NOTICE OF REPORT OF SALE**

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

CECELIA HANDY, single woman  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003041**

NOTICE is hereby given this 9th day of September, 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 9th day of October, 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 9th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 72,363.64. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units 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  
147933 (9-12,9-19,9-26)

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**BOARD OF LICENSE COMMISSIONERS**

**NOTICE OF PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on September 19, 2024 will be heard on November 19, 2024. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, October 9, 2024 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
September 5, 2024

147926 (9-12,9-19)

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

**PRINCE GEORGE'S COUNTY GOVERNMENT**

**Board of License Commissioners**

**(Liquor Control Board)**

**REGULAR SESSION**

**SEPTEMBER 24, 2024**

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

**TRANSFER CONTINUED FROM AUGUST 27, 2024**

Alexander Rivera, President/Secretary/Treasurer for a Class B(BLX), Beer, Wine and Liquor for the use of La Fogata Tequila Bar & Mexican Kitchen, Inc., t/a La Fogata Tequila Bar & Mexican Kitchen, 14933 Baltimore Avenue, Laurel, 20707 transfer from La Chiquita Corp., t/a CHIBAL Tequila Bar & Mexican Kitchen, 14933 Baltimore Avenue, Laurel, 20707, German Escobar, President/Secretary/Treasurer.

Tejinder Sandhu, Member-Manager for a Class B+, Beer, Wine and Liquor for the use of 7611 Old Branch, LLC, t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735 transfer from Fish Market Restaurant of Maryland, Inc., t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735, Sherry Lynn Giovannoni, President/Vice President/Secretary.

Dinora Valladares, President, Jorge Menedez Colacho, Secretary for a Class B(BLX), Beer, Wine and Liquor for the use of JVER Group, LLC, t/a La Caverna Seafood Sports Bar & Grill, 1500-B University Blvd E, Hyattsville, 20783 transfer from JRE Corporation, t/a Casa Dora I, 1500 University Blvd, Hyattsville, 20783, Dora Escobar, President/Secretary/Treasurer.

Sarojben M. Patel, Member-Manager for a Class B+, Beer, Wine and Liquor for the use of a Poonam, LLC, t/a Hangar Club, 6410 Old Branch Avenue, Camp Springs, 20748 transfer from Bucks-Up, Inc., t/a Hanger's Sports Bar and Lounge, 6410 Old Branch Avenue, Camp Springs, 20748, Kishor N. Rajpara, President/Secretary/Treasurer.

**NEW – CLASS B(BLX), BEER, WINE AND LIQUOR**

Yuan Lin, Managing Member, for a Class B(BLX), Beer, Wine and Liquor for the use of Cajun Seafood Temple Hills, LLC, t/a Hook & Reel, 3823 Branch Avenue, Suite 2003, Temple Hills, 20748.

**NEW – CLASS B(CAEVC), BEER, WINE AND LIQUOR**

John A. Ruzich, Member/Authorized Person, Daniel E. Smith, Member/Authorized Person, James L. Cook, Member/Authorized Person, for a Class B(CAEVC), Beer, Wine and Liquor for the use of Legends Hospitality Maryland, LLC, t/a Maryland Club @XFINITY Center, 3823 Branch Avenue, Suite 2003, Temple Hills, 20748.

**NEW – CLASS D, BEER AND WINE**

Derrick Williams, Owner, for a Class D, Beer and Wine for the use of Infuse, LLC, t/a Infuse Restaurant, 6339 Allentown Road, Suite A, Temple Hills, 20748.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 24, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
September 4, 2024

147927 (9-12,9-19)

**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 for 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 Hundred 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)

**LEGALS**

**MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION**

**Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing**

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before October 1, 2024, unless otherwise noted in the Public Notice.

**Prince George's County**

23-NT-0020/202360104/24-WQC-0026 BHC, Inc., 11611 Old Georgetown Road, Second Floor, Rockville, Maryland 20852, has applied to construct a residential development with associated utilities, roads, and stormwater management facilities. The project will permanently impact 2,856 square feet of emergent nontidal wetlands, 14,197 square feet of forested nontidal wetlands, 11,371 square feet of the 25-foot nontidal wetland buffer, 650 linear feet (7,048 square feet) of intermittent streams, and 5,544 square feet of the 100-year nontidal floodplain. The project will temporarily impact 3,606 square feet of emergent nontidal wetlands, 3,220 square feet of forested nontidal wetlands, 20,402 square feet of the 25-foot nontidal wetland buffer, 36 linear feet (546 square feet) of intermittent streams, and 11,752 square feet of the 100-year nontidal floodplain. The project is proposed on Southwest Branch (Use I). The site is located South of the intersection of Harry S. Truman Drive and White House Road, Upper Marlboro, Maryland 20774. The applicant proposes to permanently impact 14,197 square feet of forested nontidal wetlands and 2,856 square feet of emergent nontidal wetlands. The amount of wetland mitigation required would be 28,394 square feet of forested nontidal wetlands and 2,856 square feet of emergent nontidal wetlands. The mitigation proposal is to purchase mitigation credits from the Patuxent Mitigation Bank. Written comments and requests to be included on the interested persons list may be sent by October 1, 2024 to the Maryland Department of the Environment, Attn: Gailynn Milligan, 1800 Washington Boulevard, Baltimore, MD 21230 or at [Gailynn.milligan@maryland.gov](mailto:Gailynn.milligan@maryland.gov) or 410-537-4178. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

147904 (9-12)

**NOTICE**

Laura H.G. O'Sullivan, et al.,  
Substitute Trustees  
vs.  
Estate of James I. Cope Jr.  
Defendant

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

CIVIL NO. CAEF21-12103

ORDERED, this 6th day of September 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3614 Jeff Road, Upper Marlboro, Maryland 20774 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 7th day of October, 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 7th day of October, 2024, next.

The report states the amount of sale to be \$300,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
147932 (9-12,9-19,9-26)

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

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

**ORDER OF PUBLICATION**

API Solutions Inc.,  
Plaintiff,  
vs.

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

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

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

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

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

It is thereupon this 20th day of August, 2024, by the Circuit Court for Prince George's County, Maryland,

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

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

True Copy—Test:  
Mahasin El Amin, Clerk  
147838 (8-29,9-5,9-12)

**LEGALS**

**NOTICE**

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

vs.

Mahogany K. Hopkins  
37 Watkins Park Drive, Unit 19  
Upper Marlboro, MD 20774  
Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001438**

Notice is hereby given this 6th day of September, 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 7th day of October, 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 7th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$241,000.00. The property sold herein is known as 37 Watkins Park Drive, Unit 19, Upper Marlboro, MD 20774.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
147931 (9-12,9-19,9-26)

**The Prince George's Post Newspaper**

**Call**

**301-627-0900**

**or**

**Fax**

**301-627-6260**

**Have a Very Safe Weekend**

# IT'S BACK TO SCHOOL TIME!



DRIVERS PLEASE REMEMBER:

**B** E AWARE

**U** STAY ALERT

**S** O KIDS DON'T GET HURT