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Plaintiff

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-

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

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

True Copy—Test: Mahasin Él Amin, Clerk

PRINCE GEORGE'S COUNTY GOVERNMENT

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

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 <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard September 5, 2024

147926 (9-12,9-19)

NOTICE

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

Plaintiffs vs.

Estate of James I. Cope Jr.

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 Él Amin, Clerk

(9-12,9-19,9-26) 147932

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 CHI'BAL 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 Presi-

Dinora Valladares, President, Jorge Menedez Colocho, 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 IRE 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-Úp, Inc., t/a Hanger's Sports Bar and Lounge, 6410 Old Branch Avenue, Camp Springs, 20748, Kishor N. Ra-President/Secretary/Trea-

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, LLČ, 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 <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard September 4, 2024

147927 (9-12,9-19)

NOTICE

MERIA RYLAND

CLIFTON RYLAND

Defendant

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

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

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

THE REPORT STATES the amount of the sale to be Four Hundred Thirty Thousand Dollars

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

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

Notice is given that Thomas J Kokolis, whose address is 110 North

Washington Street, Ste #500, Rockville, MD 20850, was on Au-

gust 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 ob-

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

Any person having a claim against

the decedent must present the claim

to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the

decedent's death, except if the decedent died before October 1, 1992,

nine months from the date of the

(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

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

THOMAS J KOKOLIS, ESQUIRE

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY,

PETITION FOR ADOPTION OF

Adoption No. C-16-FM-23-005535

NOTICE TO UNKNOWN

BIRTH FATHER

To: UNKNOWN BIRTH FA-

THER. You are hereby notified that

an adoption case has been filed in

the Circuit Court for Prince

16-FM-23-005535. All persons who

believe themselves to be a parent of a male child born March 9, 2016, in

Prince George's County, Maryland, to CORI ALEXA DEMETREU, birth date May 10, 1995, shall file a

written response. A copy of the

Show Cause Order may be obtained

from the Clerk's Office at the Circuit

Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and

telephone number: 301-952-5206. If

you do not file a written objection

within 30 days after this notice is

posted in a newspaper of general circulation in Prince George's County, at the Courthouse steps in

Prince George's County, Maryland, and on the Maryland Department of Human Resources Website, you will

have agreed to the permanent loss

of your parental rights to this child.

(9-19,9-26,10-3)

IN THE MATTER OF A

Estate No. 132866

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

CERETA A. LEE

P.O. Box 1729

147921

A MINOR

REGISTER OF WILLS FOR

Prince George's County

other delivery of the notice.

decedent's death; or

LOGIS MAURICE PLATER

IN THE ESTATE OF

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

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

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

Superior Court of the District of Columbia PROBATE DIVISION

2022 ADM 1366

DELORES O. MACKLIN, Deceased JOYCE ANN WILLIAMS, Petitioner/Attorney WILLIAMS LAW, LLC,

SILVER SPRING, MD 20910 **Notice of Standard Probate**

7981 EASTERN AVE #C4

(For estates of decedents dying on or after July 1, 1995)

Notice is hereby given that a petition has been filed in this Court by JOYCE ANN WILLIAMS AND THEADUS D. MARSHALL, for standard probate, including the appointment of one or more personal representatives. Unless a responsive pleading in the form of a complaint or an objection in accordance with Superior Court Probate division Rule 407 is filed in this Court within 30 days from the date of first publication of this notice, the Court may take the action hereinafter set forth. In the absence of a will or proof satisfactory to the Court of due execution, enter an order determining that the decedent died intestate. Appoint a supervised personal representative. Date of First Publication: September 19, 2024; /s/ JOYCE AN. TRUE TEST COPY /s/ JUDGE CARMEN G. MCLEAN. Name of Newspaper: Prince George's Post. Pub. Dates: 9-19,9-26,10-3-2024

(9-19,9-26,10-3)

LEGALS

Linthicum Heights, MD 21090

37 Watkins Park Drive, Unit 19

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 men-

tioned in these proceedings, made

and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before

the 7th day of October, 2024, pro-

vided a copy of this notice be pub-

lished in a newspaper of general

circulation in Prince George's

County, once in each of three succes-

sive weeks before the 7th day of Oc-

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,

MAHASIN EL AMIN Clerk of the Circuit Court

Prince George's County, MD

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

tober, 2024.

True Copy—Test:

147931

Mahasin El Amin, Clerk

Upper Marlboro, MD 20774

Mahogany K. Hopkins

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, **NOTICE**

MARYLAND Edward S. Cohn P.O. Box 1729 Upper Marlboro, Maryland 20773 Stephen N. Goldberg Richard E. Solomon Richard J. Rogers In The Estate Of: 1099 Winterson Road, Suite 301

Plaintiffs

MELBA L. ROBINSON Estate No.: 132182 Substitute Trustees,

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Edward P. Robinson, Jr. for judicial probate the copy of the will dated $\underline{10/09/2019}$ and for the appointment of a personal representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper

Marlboro, MD on October 22, 2024 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(9-19,9-26)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SYLVIA COWELL

Sylvia Cowell, who died on December 2, 2022 without a will.

tative or the attorney.

February, 2025. Any person having a claim against the decedent must present the claim

the following dates:

(2) Two months after the personal representative mails or otherwise

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

SUNNY COWELL Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

147916

Estate No. 129725

IN THE CIRCUIT COURT FOR

IN THE MATTER OF THE PETITION FOR THE

Adoption No. C-16-FM-24-001838

NOTICE TO UNKNOWN **BIRTH FATHER** To: UNKNOWN BIRTH FA. THER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. C-16-FM-24-001838. All persons who believe themselves to be the parent of a male child born on July 4, 2022, in Washington, DC, to Latierra Maraquya Brooks, birth date April 18, 1993, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by 30 days from the date this notice appears in a Prince George's County Newspaper, you will have agreed to the permanent loss of your parental

(9-19,9-26,10-3)

(9-19,9-26)

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

To all Persons Interested in the above estate:

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 22, 2024

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

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE

ADVERTISE!

Call Today 301-627-0900

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

OTAMERE ORONSAYE

Estate No.: 131433

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Kenisha Scott and Renee Jamison for judicial

probate for the appointment of a

personal representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on October 24, 2024
at 10:30 A.M.

This hearing may be transferred or

postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

MARY CATHERINE PADUDA

Estate No.: 132420

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Patricia A. Farmer for judicial probate of the will dated <u>07/24/1991</u> and the undated <u>Codicil</u> and for the appoint-

ment of a personal representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on October 24, 2024
at 10:30 A.M.

This hearing may be transferred or

postponed to a subsequent time. Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

P.O. Box 1729 Upper Marlboro, MD 20773-1729

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

GLADYS ELIZABETH

HAWKINS

Estate No.: 132021

NOTICE OF

JUDICIAL PROBATE

all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Charles D. Hawkins for judicial probate the copy of the will dated $\underline{10/04/2017}$

and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 22, 2024

This hearing may be transferred or postponed to a subsequent time.

Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

Upper Marlboro, MD 20773-1729

(9-19,9-26)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

PHONE: (301) 952-3250

CERETA A. LEE

147950

above estate:

at 10:30 A.M.

CERETA A. LEE

P.O. Box 1729

147951

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

PRINCE GEORGE'S COUNTY

(9-19,9-26)

REGISTER OF WILLS FOR

147949

above estate:

Prince George's County Cereta A. Lee

above estate:

Paulette Lundy Esq

NOTICE TO UNKNOWN HEIRS

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

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

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

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

(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

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.

tained from the Register of Wills.

CERETA A. LEE UPPER MARLBORO, MD 20773-1729

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

PRINCE GEORGE'S COUNTY, MARYLAND

ADOPTION OF A PERSON

rights to this child.

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

LEGALS

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: BERTHA MAE ROSS Estate No.: 131580

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate of the will dated 03/25/1998 and for the appointment of a personal representa-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 21, 2024 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Cereta A. Lee

P.O. Box 1729

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250 147953 (9-19,9-26)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, **MARYLAND**

SADIE MAE JACKSON Estate No.: 131127

NOTICE OF JUDICIAL PROBATE

You are hereby notified that a petition has been filed by Raymond Matthews for judicial probate the copy of the will dated 04/11/2003 and for the appointment of a personal representative.

at 10:30 A.M.

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(9-19,9-26)

ORDER OF PUBLICATION **BY POSTING**

ANGIE ROMERO MELENDEZ

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,

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

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

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

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

ORDERED, THAT THE DEFEN-DANT, JULIO A. MELENDEZ, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th day of November, 2024, MAY RESULT IN THE CASE PRO-CEEDING 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 (9-12,9-19,9-26) 147905

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

WILLIE H WRIGHT, sole owner

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 <u>(9-5,9-12,9-19)</u> 147892

Iordana 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 detect. 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 (9-12,9-19,9-26) 147911

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY MCPHERSON HOWSER

Notice is given that Rita E Miller, whose address is 16901 Saint Mary's Church Road, Aquasco, MD 20608, was on August 27, 2024 appointed Personal Representative of the estate of Nancy McPherson Howser who died on July 5, 2024 with a will.

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

All persons having any objection to the appointment (or to the 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, 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.

RITA E MILLER Personal Representative

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

Estate No. 134556 (9-5,9-12,9-19) <u>147878</u>

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, 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 Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 134252

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

DAMON J HENDERSON JR Personal Řepresentative

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

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: 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 UPPER MARLBORO, MD 20773-1729

Estate No. 134354 (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 with-

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

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

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

Notice is given that James H. Rose-

mond, 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,

Further information can be ob-

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

IN THE ESTATE OF

RUTH ANN LEE

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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

Further information can be ob-

tained 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 under-signed, on or before the earlier of

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

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

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

JONATHAN BRICKMAN Personal Representative

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

Estate No. 134098 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

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

to the appointment (or to the 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 repre-sentative or file it with the Register

of Wills with a copy to the undersigned, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

> KATHY MAHABIR Personal Representative

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

Estate No. 134322 147883 (9-5,9-12,9-19)

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 ob-tained from the Register of Wills.

JAMES H. ROSEMOND, JR. Personal Representative

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

Estate No. 129696

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

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Plaintiff

ORDER OF PUBLICATION

ADAM SILVEY

PEARL SPEARS GRAY, PERS. REP. OF THE ESTATE OF JEROME J. S.

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 JUNIPER TRAIL AQUASCO, MD 20608

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 JUNIPER TRAIL AQUASCO, MD 20608

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-004229

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

All that property in Prince George's County described as: Lot 37.38 L55 48 F255, 5,000.0000 Sq. Ft. Eagle Harbor Blk 17, Assmt \$2,500 Lib 05572 Fl 949, tax account no. 08-0843698, Deed ref. 5572/949 and assessed to JEROME J.S. JONES

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired.

It is thereupon this 9th day of September, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 4th day of October, 2024, warning all persons interested in the property to appear in this Court by the 12th day of November, 2024, above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing 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 147937 (9-19,9-26,10-3)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DONALD LEWIS SINGER**

Notice is given that MARY MC-CUTCHAN, whose address is 10450 Lottsford Rd, Mitchellville, MD 20721, was on May 31, 2024 appointed Personal Representative of the estate of Donald Lewis Singer who died on August 31, 2023 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of November, 2024.

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

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

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

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

MARY MCCUTCHAN Personal Representative

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

147960

Estate No. 132596 (9-19,9-26,10-3)

ORDER OF PUBLICATION

ADAM SILVEY

Plaintiff

PHILLIP KARASIK, PERS. REP. OF THE ESTATE OF STANLEY A. HARRISON

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 HAWKINS DRIVE AQUASCO, MD 20608

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, **COUNTY ATTORNEY**

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HAWKINS DRIVE AQUASCO, MD 20608

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland

CASE NO.: C-16-CV-24-004230

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

All that property in Prince George's County described as: Lot 19.20, 4,605.0000 Sq. Ft. Eagle Harbor Blk 17, Assmt \$2,300 Lib 14827 Fl 701, tax account no. 08-0837195, Deed ref. 14827/701 and assessed to STANLEY A. HARRISON

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

It is thereupon this 9th day of September, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 4th day of October, 2024, warning all persons interested in the property to appear in this Court by the 12th day of November, 2024, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing in the Plaintiff a title, free and

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

clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk (9-19,9-26,10-3) 147938

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY J WHITE

Notice is given that Christopher T White, whose address is 3002 Rose Valley Dr, Fort Washington, MD 20744, was on September 10, 2024 appointed Personal Representative of the estate of Nancy J White who died on August 17, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2025.

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

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

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

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

CHRISTOPHER T WHITE Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 134736

147961 (9-19,9-26,10-3) **LEGALS**

ORDER OF PUBLICATION

Plaintiff

V.

AND

ADAM SILVEY

DAVID A. WILKINS

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 SHAMROCK AVENUE CAPITOL HEIGHTS, MD 20743

PRINCE GEORGE'S COUNTY,

SERVE: RHONDA L. WEAVER, COUNTY ATTORNEY

UNKNOWN OWNERS OF THE

0 SHAMROCK AVENUE CAPITOL HEIGHTS, MD 20743

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland **CASE NO.:**

C-16-CV-24-004232

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

All that property in Prince George's County described as: Lot 39 Ex Fr 1 00 Sq Ft, 3,274.0000 Sq.Ft. Spaulding Heights Bld 5, Assmt \$500 Lib 05458 Fl 717, tax account no. 06-0576983, Deed ref. 5458/717 and assessed to DAVID A. WILKINS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has

expired. It is thereupon this 9th day of September, 2024, by the Circuit Court for Prince George's County:
ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 4th day of October, 2024, warning all persons interested in the property to appear in this Court by the 12th day of November, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vest-ing 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 (9-19,9-26,10-3) 147940

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

Isatu Kargbo n/k/a Isatu Basiru Bah, a/k/a Isatu Salia

Memuna Kargbo

AND

Mayeni Kargbo

3503 65th Avenue Hyattsville, MD 20784 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005929

Notice is hereby given this 12th 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 14th 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 succes-

amount of the foreclosure sale price to be \$288,000.00. The property sold herein is known as 3503 65th Avenue, Hyattsville, MD 20784.

sive weeks before the 14th day of

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

147968

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

Nathaniel Risch, Esq., Personal Representative for the Estate of Iames Patten 7106 East Spring Street Landover, MD 20785

Defendant

Plaintiffs

Substitute Trustees

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-002528

Notice is hereby given this 12th 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 14th 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 14th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$275,000.00. The property sold herein is known as 7106 East Spring Street, Landover, MD 20785. MAHASIN EL AMIN

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

147966 (9-19,9-26,10-3)

LEGALS

Nickey Earline Patterson 6710 Oxon Hill Road Suite 210 Oxon Hill, MD 20745 202-709-6726

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SUZANNE LYNN PLOURDE

Notice is given that Stephen G. Plourde, whose address is 12600 Thoreau Drive, Chesterfield, VA 23832, was on August 30, 2024 appointed Personal Representative of the estate of Suzanne Lynn Plourde, who died on April 20, 2024 without

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 repre-

sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates: (1) Six months from the date of the decedent's death; or

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

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

STEPHEN G. PLOURDE Personal Representative

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

Estate No. 133816

147963 (9-19,9-26,10-3)

LEGALS THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: ANITA YOLANDA BUSH

> Estate No.: 132201 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the You are hereby notified that a petition has been filed by Thomas J

Kokolis for judicial probate for the appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 28, 2024 at 10:30 A.M.

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

REGISTER OF WILLS FOR

147946

PRINCE GEORGE'S COUNTY

CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

LEGALS

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KELECHI IJEOMA AJIEREN

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on August 26, 2024 appointed personal representative of the small estate of Kelechi Ijeoma Ajieren, who died on August 4, 2023 without a will.

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

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or (2) Thirty days after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

provided by law, is unenforceable thereafter.

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Upper Marlboro, MD 20773-1729

(9-19)

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARENCE W JOHNSON JR

Personal Representative of the estate of Clarence W Johnson Jr, who died on June 3, 2024 without a will.

tative or the attorney.

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 134605 (9-19,9-26,10-3)

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

Any claim not served or filed within that time, or any extension

147941

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

Estate No. 132002

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Notice is given that Della Worsley-Johnson, whose address is 5805 Mentana St, Hyattsville, MD 20784, was on August 28, 2024 appointed

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

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

of Wills with a copy to the undersigned, on or before the earlier of

(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.

thereafter. Claim forms may be obtained from the Register of Wills.

DELLA WORSLEY-JOHNSON Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729

147964

Proudly

1099 Winterson Road, Suite 301

Plaintiffs

Kathrina Bridges, Personal Representative for the Estate of Henry Wooten 7114 E Kilmer Street

Linthicum Heights, MD 21090

NOTICE

Richard E. Solomon

Michael McKeefery

Christianna Kersey Kyle Blackstone

Jason Murphy

John Ansell

Richard J. Rogers

Defendant

Substitute Trustees

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001663

Hyattsville, MD 20785

Notice is hereby given this 12th 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 14th 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 14th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$252,165.26. The property sold herein is known as 7114 E Kilmer Street, Hyattsville, MD 20785.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 147967 (9-19,9-26,10-3)

Renunda Lee 1210 Kings Tree Drive Bowie, MD 20721

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF RAPHAEL H MINGO

202-486-3138

NOTICE OF APPOINTMENT

Notice is given that Kim Elizabeth Austin, whose address is 1227 Sequoia Lane, Princeton, TX 75407, was on September 10, 2024 appointed Personal Representative of the estate of Raphael H Mingo, who died on May 7, 2024 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal represen-tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-

Wills on or before the 10th day of March, 2025.

signed, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

KIM ELIZABETH AUSTIN Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR

P.O. Box 1729

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Estate No. 134350 (9-19,9-26,10-3) 147962

> THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of: SANDRA J. DEFEO Estate No.: 133394

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Thomas J Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Malboro, MD on October 28, 2024 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

Prince George's County Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

(9-19,9-26)

October, 2024. The Report of Sale states the

(9-19,9-26,10-3)

(9-19,9-26)

147947

REGISTER OF WILLS FOR CERETA A. LEE P.O. Box 1729

P.O. Box 1729

NOTICE OF PUBLIC HEARING
ON THE
DRAFT SUBSTANTIAL AMENDMENT TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2025 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, October 8, 2024
Time: 10:00 A.M.
Location: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
https://pgccouncil.us/303/County-Council-Video

*Please check the Prince George's County Council website at https://pgccouncil.us/ and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of this Substantial Amendment to the FY 2025 Annual Action Plan is to include new Community Development Block Grant (CDBG) Program activities for Program Year (PY) 49R, as identified below:

Proposed CDBG Program funded project(s):

Affordable Housing
 Public Facilities & Infrastructure
 Season 100
 Season 100
 Season 100

A copy of the amended FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: http://www.princegeorgescountymd.gov/1039/Plans-Reports, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: https://pgccouncil.us/Speak. Please note that written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak at the public hearing should be completed 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.

Sign Language for the hearing impaired and interpretive services can be made available upon reasonable request to DHCD. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the Substantial Amendment to the FY 2025 Annual Action Plan contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774

Date: September 19, 2024

147976 (9-1

LEGALS

NOTICE OF PUBLIC HEARING

ON THE
PRINCE GEORGE'S COUNTY
DRAFT SUBSTANTIAL AMENDMENT
TO THE
FISCAL YEAR (FY) 2025 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, October 8, 2024
Time: 10:00 A.M.
Location: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
https://pgccouncil.us/LIVE

*Please check the Prince George's County Council website at https://pgccouncil.us/ and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of the Substantial Amendment to the FY 2025 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity, as identified below.

Proposed HOME Program funded project(s):

• New Carrollton – Affordable – Phase 3 – 9%

Total:

\$2,750,000.00 \$2,750,000.00

A copy of the amended FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: http://www.princegeorgescountymd.gov/1039/Plans-Reports, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: https://pgccouncil.us/Speak. Please note that written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

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Sign Language for the hearing impaired and interpretive services can be made available upon reasonable request to DHCD. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the FY 2025 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: September 19, 2024

7978 (9-19)

LEGALS

NOTICE OF PUBLIC HEARING
ON THE
PRINCE GEORGE'S COUNTY
DRAFT SUBSTANTIAL AMENDMENT
TO THE
FISCAL YEAR (FY) 2025 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

Date: Tuesday, October 8, 2024
Time: 10:00 A.M.
Location: Council Hearing Room, Wayne K. Curry
Administration Building
1301 McCormick Drive, Largo, MD 20774
https://pgccouncil.us/LIVE

*Please check the Prince George's County Council website at https://pgccouncil.us/ and/or the link above for updates on the date, time, agenda and an opportunity to comment.

The purpose of the Substantial Amendment to the FY 2025 Annual Action Plan is to include a new HOME Investment Partnerships (HOME) Program activity, as identified below.

Proposed HOME Program funded project(s):

• Pathway to Purchase **Total:**

\$1,000,000.00 **\$1,000,000.00**

A copy of the amended FY 2025 Annual Action Plan is available at the Department of Housing and Community Development (DHCD) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: http://www.princegeorgescountymd.gov/1039/Plans-Reports, or can be mailed upon request by contacting DHCD at 301-883-6511.

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: https://pgccouncil.us/Speak. Please note that written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Additionally, written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak at the public hearing should be completed 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.

Sign Language for the hearing impaired and interpretive services can be made available upon reasonable request to DHCD. To request these services, contact DHCD at (301) 883-6511 or TTY (301) 883-5428. Additionally, accommodations for disabled persons and visually impaired persons may be available upon reasonable notice to the Clerk of the Council.

For additional information regarding the FY 2025 Annual Action Plan, please contact: Shirley E. Grant, SEGrant@co.pg.md.us.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: September 19, 2024

147980

(9-19)

LEGALS

AVISO DE AUDIENCIA PÚBLICA SOBRE EL PROYECTO DE MODIFICACIÓN SUSTANCIAL DEL PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL (FY) 2025 DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE

Fecha: martes 8 de octubre de 2024 Hora: 10:00 a.m. Ubicación: Sala de audiencias del Consejo, edificio administrativo Wayne K. Curry 1301 McCormick Drive, Largo, MD 20774 https://pgccouncil.us/303/County-Council-Video

*Consulte el sitio web del Consejo del Condado de Prince George en https://pgccouncil.us/ o ingrese al enlace que figura arriba para acceder a las actualizaciones sobre la fecha, la hora, la programación y la manera de dar su opinión.

El propósito de la modificación sustancial del Plan de Acción Anual para el Año Fiscal (FY, en inglés) 2025 es incluir actividades nuevas correspondientes al Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés) en el año 49R del programa, según se detalla a continuación:

Proyecto(s) propuesto(s) financiado(s) por el Programa de CDBG:

Viviendas asequibles
 Infraestructura y establecimientos públicos
 Total:
 \$204,782.00
 \$615,819.00
 \$820.601.00

Se puede obtener una copia del Plan de Acción Anual para el Año Fiscal 2025 modificado en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) en 9200 Basil Court, Suite 306, Largo, Maryland 20774; en el sitio web del condado (http://www.princegeorgescountymd.gov/1039/Plans-Reports), o se puede solicitar al DHCD que envíe la copia por correo llamando al 301-883-6511.

El Consejo del Condado de Prince George se reunirá de manera presencial. Si desea registrarse para hablar o enviar comentarios o un testimonio escrito, ingrese al portal de comentarios electrónicos del Consejo en https://pgc-council.us/Speak. Tenga en cuenta que los comentarios escritos se deben enviar antes de las 3:00 p. m. del día ANTERIOR a la reunión. Además, solo se aceptarán testimonios o comentarios escritos en formato electrónico, no enviados por correo postal. Aquellas personas que no puedan acceder al portal, pueden enviar los comentarios o la correspondencia escrita por correo electrónico a clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública se debe realizar antes de las 3:00 p. m. del día ANTERIOR a la reunión. No se aceptarán testimonios ni comentarios a través de redes sociales ni por teléfono o mensaje de voz.

El DHCD ofrece servicios de lengua de señas para personas con discapacidades auditivas y de interpretación si se lo solicita en tiempo y forma. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o al teletipo (301) 883-5428. Además, se pueden proporcionar adaptaciones para personas con discapacidades y personas con problemas visuales si se notifica en tiempo y forma al secretario del Consejo.

Para obtener información adicional sobre la Modificación Sustancial del Plan de Acción Anual para el Año Fiscal 2025, comuníquese con Shirley E. Grant a SEGrant@co.pg.md.us.

El Condado de Prince George promueve activamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en lo que respecta a la admisión o el acceso a los beneficios de programas o actividades.

Autoridad competente: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 19 de septiembre de 2024

147977

LEGALS

AVISO DE AUDIENCIA PÚBLICA EN EL CONDADO DE PRINCE GEORGE PROYECTO DE ENMIENDA SUSTANCIAL PARA EL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2025 PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO

Fecha: martes 8 de octubre de 2024 Hora: 10:00 a.m. Ubicación: Council Hearing Room, Wayne K. Curry Administration Building 1301 McCormick Drive, Largo, MD 20774 https://pgccouncil.us/LIVE

*Consulte el sitio web del Consejo del condado de Prince George en https://pgccouncil.us/ o en el enlace que figura anteriormente para obtener actualizaciones sobre la fecha, la hora y la programación, y poder comentar.

El propósito de la enmienda sustancial para el plan de acción anual del año fiscal 2025 es incluir una nueva actividad del Programa de Asociaciones para Inversiones en Vivienda (HOME), como se identifica a continuación.

Proyectos propuestos financiados por el Programa HOME:

• New Carrollton: asequible, fase 3, 9 % **Total:**

\$2,750,000.00 \$2,750,000.00

Puede obtener una copia del plan de acción anual enmendado para el año fiscal 2025 en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774 o en el sitio web del condado en http://www.prince-georgescountymd.gov/1039/Plans-Reports, o puede recibirlo por correo a pedido comunicándose con el DHCD al 301-883-6511.

El Consejo del condado de Prince George se reunirá en persona. Para registrarse y hablar o enviar comentarios o testimonios por escrito, utilice el portal de comentarios electrónicos del Consejo en: https://pgccouncil.us/Speak. Tenga en cuenta que los comentarios escritos deben enviarse antes de las 3:00 p. m. del día ANTERIOR a la reunión. Además, se aceptarán testimonios o comentarios escritos en formato electrónico, en lugar de enviarlos por el correo postal de los Estados Unidos. Las personas que no puedan utilizar el portal, pueden enviar los comentarios o la correspondencia escrita por correo electrónico a clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública se debe completar antes de las 3:00 p. m. del día ANTERIOR a la reunión. No se aceptarán testimonios ni comentarios a través de redes sociales ni por teléfono o mensaje de voz.

Puede solicitar servicios de lengua de señas para personas con discapacidades auditivas y servicios de interpretación mediante una solicitud razonable al DHCD. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o TTY (301) 883-5428. Además, se podrán proporcionar adaptaciones para personas con discapacidades y personas con problemas visuales mediante un aviso razonable al secretario del Consejo.

Para obtener información adicional sobre el plan de acción anual para el año fiscal 2025, comuníquese con Shirley E. Grant a través de SEGrant@co.pg.md.us.

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

Con la autorización de: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 19 de septiembre de 2024

LEGALS

AVISO DE AUDIENCIA PÚBLICA EN EL CONDADO DE PRINCE GEORGE PROYECTO DE ENMIENDA SUSTANCIAL PARA EL PLAN DE ACCIÓN ANUAL DEL AÑO TRIBUTARIO 2025 PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO

Fecha: martes, 8 de octubre de 2024 Hora: 10:00 a.m. Ubicación: Council Hearing Room, Wayne K. Curry Administration Building 1301 McCormick Drive, Largo, MD 20774 https://pgccouncil.us/LIVE

*Consulte el sitio web del Consejo del condado de Prince George en https://pgccouncil.us/ o en el enlace que figura anteriormente para obtener actualizaciones sobre la fecha, la hora y la programación, y poder comentar.

El propósito de la enmienda sustancial para el plan de acción anual del año tributario 2025 es incluir una nueva actividad del Programa de Asociaciones para Inversiones en Vivienda (HOME), como se identifica a continuación.

Proyectos propuestos financiados por el Programa HOME:

• Pathway to Purchase **Total:**

\$1,000,000.00 \$1,000,000.00

Puede obtener una copia del plan de acción anual enmendado para el año tributario 2025 en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774 o en el sitio web del condado en http://www.prince-georgescountymd.gov/1039/Plans-Reports, o puede recibirlo por correo si se comunica con el DHCD al 301-883-6511 y lo solicita.

El Consejo del condado de Prince George se reunirá en persona. Para registrarse y hablar o enviar comentarios o testimonios por escrito, utilice el portal de comentarios electrónicos del Consejo en: https://pgcouncil.us/Speak. Tenga en cuenta que los comentarios escritos deben enviarse antes de las 3:00 p. m. del día ANTERIOR a la reunión. Además, se aceptarán testimonios o comentarios por escrito en formato electrónico, en lugar de por correo postal. Las personas que no puedan utilizar el portal, pueden enviar los comentarios o la correspondencia escrita por correo electrónico a clerkofthecouncil@co.pg.md.us o por fax al (301) 952-5178.

La inscripción para hablar en la audiencia pública se debe completar antes de las 3:00 p. m. del día ANTERIOR a la reunión. No se aceptarán testimonios ni comentarios a través de redes sociales ni por teléfono o mensaje de voz.

Puede solicitar servicios de lengua de señas para personas con discapacidades auditivas y servicios de interpretación mediante una solicitud razonable al DHCD. Para solicitar estos servicios, comuníquese con el DHCD al (301) 883-6511 o TTY (301) 883-5428. Además, se podrán proporcionar adaptaciones para personas con discapacidades y personas con problemas visuales mediante un aviso razonable al secretario del Consejo.

Para obtener información adicional sobre el plan de acción anual para el año tributario 2025, comuníquese con Shirley E. Grant a través de SEGrant@co.pg.md.us.

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

Con la autorización de: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 19 de septiembre de 2024

(9-19) 147979 (9-19) 147981 (9-19)

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, Mary-

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

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

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

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

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 property and all other certs regarded with the transfer of der of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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 bid-der 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 foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/Δ (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

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 IM-PROVEMENTS, EASEMENTS, AND APPURTENANCES THEREUNTO BELONGING, SITUATE, LYING AND BEING IN PRINCE GEORGE'S COUNTY, STATE OF MARYLAND, NAMELY,

LEGALS

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

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

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, Mary-

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

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 Fore-closure Commissioner, notice is hereby given that on September 24, 2024 at 11:30 am local time, all real and personal property at or used in con-nection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

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

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 remain-der of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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 foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HÛD 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 \rm 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

LEGALS

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"

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

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

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

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

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. WOOFTER

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 represen-tative or the attorney.

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

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

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

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

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

ELAINE VALMONTE-TOMEK Personal Representative

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

> Estate No. 134521 (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 ob-tained from the Register of Wills.

ELLEN T. SODANO ARTHUR F. TURCOTTE

Co-Personal Representatives CERETA A. LEE

147915

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

Estate No. 132267 (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 represen-tative 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 ob-tained 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

147917

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

Michelle D. Lee, Esquire Law Office of Brian Gormley, LLC

Kensington, Maryland 20895 240-514-2358 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

10605 Concord Street, Suite 420

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

(1) Six months from the date of the decedent's death, except if the 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)

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 $\rm N/A$ (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's 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

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

LEGALS

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

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

147869

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 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 note-holder 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 responsufficed by the parchaser 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 introduced to the sale. ketable 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

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

147865 (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

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 8, 2024

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 8, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTIONS

CR-072-2024 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2025 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding the Pathway to Purchase Program, an eligible activity not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of one million dollars (\$1,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2023 Annual Action Plan to support this project.

CR-074-2024 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2025 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding the New Carrollton - Affordable - Phase 3 - 9% project, an eligible activity not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of two million, seven hundred fifty thousand dollars (\$2,750,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2019, FY 2022, FY 2023, and FY 2024 Annual Action Plans to support the New Carrollton - Affordable - Phase 3 - 9% project.

CR-075-2024- A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2025 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding eligible Community Development Block Grant ("CDBG") Program activities not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of eight hundred twenty thousand, six hundred one dollars (\$820,601) in Community Development Block Grant ("CDBG") Program funds from the County FY 2020, FY 2021, FY 2022, and FY 2023 Annual Action Plans funds to support the activities.

CR-076-2024 - A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to The Highlands Senior Apartments project, an eligible activity, for gap financing of new affordable rental housing construction.

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

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

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

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

ATTEST:

Donna J. Brown Clerk of the Council

Clerk of the Council

147975 (9-19,9-26)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6507 99TH PLACE LANHAM, MD 20706

By authority contained in a Deed of Trust dated June 7, 2018 and recorded in Liber 41029, Folio 197, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,601.00, 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 8, 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 \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147866 (9-5,9-12,9-19) 147972 (9-19,9-26,10-3)

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

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

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

You must reclaim these vehicles by: 9/26/2024.

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

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

1998	LINCONLN.	TOWN CAR	R VA	TPG2678	1LNFM81W3WY693460
2009	DODGE	CARAVAN	J		1D8HN44E79B510091
1995	FORD	F50	MD	2EM1140	1FDKF37H6SNB73463
2000	HONDA	CIVIC	OH	MARSOL	1HGEJ6674YL068520
2009	INFINITI	G37	MD	6GB7865	JNKCV61F39M353597
2016	BMW	435I	TX	PJB2856	WBA3R1C55GK780640
2020	FAST CARGO LL	C TRAILER			1F9BE1224L1509931

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

2005	CHEVROLET	3500	MD	4DM6756	1GBJC34UX5E232999
2004	FORD	F250	MD	4DH9803	1FTNW21L74EA25401
2001	CHEVROLET	VENITURE	1/Δ	TNIV7186	1CNDY13E41D206899

ID TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739

2006	DODGE	SPRINTER			WD8PD644865908702
2011	CHRYSLER	300C	DC	FD2364	2C3CA6CT6BH514599
2014	DODGE	CHARGER	MD	9FA4228	2C3CDXBG7EH131597
2014	SCION	TC	MD	4FJ4573	JTKDE167380248664
2013	FORD	FUSION			3FA6P0HR8DR121699
2008	ACURA	MDX			2HNYD28348H527705

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

2003	VOLKSWAGEN	PASSAT	MD	3FM4131	WVWVD63B13E154332
2009	JEEP GRANE	CHEROKEE	Ε		1J8GS48K79C507715
2015	FORD	E150			1FTRE142XXHA92465
2017	HONDA	CIVIC	MD	7EC3336	2HGFC1F7XHH646747
2006	NISSAN	MAXIMA	VA	TNY6384	1N4BA41E16C858341
2015	CHRYSLER	300	WV	152387	2C3CCAAG3FH859193
2003	HONDA	CIVIC	MD	5BC2986	2HGES16523H622254
2011	NISSAN	ALTIMA	MD	6FF5422	1N4AL2AP8BC166034
2017	HONDA	CIVIC	DE	315273	SHHFK7H97HU416848
1996	FORD	F350	MD	8EG5653	1FTJW35F7TEA21758

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

2023	TRAILER	TRAILER	VA	11461R	4YMBU1013PV018613
2015	DODGE	JOURNEY			3C4PDCGG8FT660001
2014	VOLKSWAGEN	JETTA			3VWD17AJ3EM265981
1999	CHEVROLET	TAHOE			1GNEK13R0XJ389279
2020	DODGE	CHARGER			2C3CDXCT8LH244760
1994	DODGE	RAM			2B7HB21Y6RK168881
2002	GMC	YUKON	MD	8DK3649	1GKEK63U92J279743
1971	CHEVROLET	C-110	VA	1588GV	CE141B646388
1983	FORD	MUSTANG			1FABP2837DF216158
2004	ACURA	MDX	VA	UMF9583	2HNYD18263H540899
1977	FORD	MUSTANG	VA	ULD4974	7F04F136225
2001	GMC	DENALI	MD	8DG7708	1GKFK66U11J311874
1996	CHEVROLET	CAMARO	VA	SEXYY	2G1FP22P6T2123650
2002	CHEVROLET	CAVALIER	VA	TWM5879	1G1JC524927277984
1999	FORD	F550			1FDAF56F6XEE37425
2009	LEXUS	EX	MD	76473CG	JTHBJ46G692324460
2004	MERCEDES-BENZ	Z C240			WDBRF81J44F528461
2020	FORD	TRANSIT			1FTBR1C8XLKB43343
2001	NISSAN	MAXIMA	VA	TPD3947	JN1CA31A11T300586
1999	FORD	E150	MD	9DS0695	1FTRE1420XHA72726
2001	FORD	F250	DC	FE7095	1FTNX21L61ED26752
2004	FORD	E250	MD	5AL3853	1FTNE24W54HB34771
2008		IGHLANDER		4GG7294	JTEES41A582049141
2001	FORD	MUSTANG	VA	THC2609	1FAFP42X21F239979
1999	ACURA	TL	MD	6FE6896	19UUA5658XA050519
2015	DODGE	DART			1C3CDFAAXFD411309
2003	HONDA	ACCORD	MD	5EF6962	1HGCM66853A079358
1993	FORD	F150	VA	VZS9701	2FTDF15N8PCB19086
2011	VOLKSWAGEN	CC		I	WVWMN7AN8BE720528
2003	VOLKSWAGEN	CC	VA	UWC5598	WVWMD63B13P192398
2005	TOYOTA	COROLLA	VA	TWG4125	2T1BR32E05C504831
2003	MAZDA	6	VA	TZD8385	1YVHP80D435M07756
2011	NISSAN	ROGUE			JN8AS5MV5BW304348
1995	CHEVROLET	S-10	DC	GL4773	1GCCS1446SK179100

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

1999	ACURA	TL	19UYA3157XL009428
1993	FORD	RANGER	1FTCR10A3PTA86169
1998	JEEP	CHEROKEE	1J4FJ68S6WL124047
2006	GREAT DANE	TRAILER	1GRAA06236J614284

(9-19)147982



LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, **MARYLAND**

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: LINDA ODESSA BANDY Estate No.: 133332

NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Thomas J Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28**, 2024 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

(9-19,9-26)

147944

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(9-19,9-26)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

RICARDO LEOPOLDO LAYZA

Estate No.: 122236

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Carla Rosa

Ormeno Palma for judicial probate

for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 2024**

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

above estate:

at 10:30 A.M.

147957

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 web-

 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.

Project Description: This purpose of this project is to provide pedestrian safety improvements along Metzerott Rd. from MD 650 (New Hampshire Ave.) to the Adelphi Road. A distance of 0.88 miles. The primary objective of the Metzerott 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 Metzerott 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.

 $(\underline{http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/co})$ nstructContracts/CostClassKey.asp)

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

<u>UNIT</u> **QUANTITY DESCRIPTION** LS Engineers Office Type B LS Construction Stakeout Mobilization and Demobilization LS LS Maintenance of Traffic CY 6,930 Class 1 Excavation CY 2,724 Common Borrow 18 Inch Reinforced Concrete Pipe, Class IV LF 2,455 EΑ 10 Prince George's County Type A-10 Inlet EΑ 16 Prince George's County Type A-10 Inlet EΑ Type A 48 Inch Diameter Manhole LF 5,560 6 Inch Perforated Circular Pipe Underdrain LS Retaining Wall (Modular Block) SY 15,926 Pavement Fabric TON 2,311 SuperPave Asphalt Mix 9.5mm for Surface, PG 64S-22, SuperPave Asphalt Mix 12.5mm for Surface, TON 496 PG 64S-22, TON 849 SuperPave Asphalt Mix 25.0mm for Base, PG 64Ś-22, SY 1,611 Full Depth Patching 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:

7. Bid Security. Unless otherwise required by State of 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 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. Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00).

10. <u>Unbalanced bid.</u> 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-

An optional virtual Pre-Bid Conference will be held on September 26, 2024, at 11:00 a.m. local prevailing time, via Teams at: <u>Join the meeting now</u> Or join using meeting I.D.: 252 530 994 238 password E5KToh.

16. This project requires 21% DBE Participation.

LEGALS

By Authority of Angela D. Alsobrooks County Executive

(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)

- 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.

 $\underline{http://discovery.ariba.com/profile/AN01496591158} \ The \ project \ can$ be found by project name.

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

Project Description:

<u>147924</u>

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.

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:

<u>UNIT</u>	QUANTITY	<u>DESCRIPTION</u>
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 PAVE-
		MENT 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 MARK-
		INGS - 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-respon-

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-

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)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: http://discovery.ariba.com/profile/AN01496591158 until October 9, 2024, at 11:59 p.m., local prevailing time for the following project:

REPLACEMENT OF BRIDGE NO. P-0495 BRANDYWINE ROAD OVER PISCATAWAY CREEK 935-H (F)

2. Contract Documents.

- Contract documents are available for download at the following websites:

 eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036439 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform

 $\underline{\text{http://discovery.ariba.com/profile/AN01496591158}} \text{ The project can be found by project name.}$

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

3. <u>Project Description:</u>

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/CostCl assKey.asp)

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

QUANTITY DESCRIPTION <u>UNIT</u> CLEARING AND GRUBBING LS LS TYPE C ENGINEER'S OFFICE MAINTENANCE OF TRAFFIC LS PRECAST TEMPORARY THIRTY-TWO 1.350 LF INCH (32") F SHAPE CONCRETE TRAFFIC BARRIER MAINTENANCE OF TRAFFIC PRECAST REMOVE & RESET PRECAS' TEMPORARY THIRTY-TWO INCH (32") LF 1,900 F SHAPE CONCRETE TRAFFIC BARRI-ER FOR MAINTENANCE OF TRAFFIC LF 18,200 REMOVAL REMOVABLE PAVEMENT MARKING LINES - ANY WIDTH FIVE INCH (5") YELLOW REMOVABLE PAVEMENT LINE MARKINGS LF 10,100 FIVE INCH (5") WHITE REMOVABLE PAVEMENT LINE MARKINGS LF 8,100 PORTABLE VARIABLE MESSAGE SIGNS CONSTRUCTION STAKEOUT MOBILIZATION AND DEMOBILIZA-UD 200 LS LS TION CLASS 1 EXCAVATION CY 1.500 COMMON BORROW CY 9,800 REMOVAL OF EXISTING PAVEMENT CY 350 SIX INCH (6") PERFORATED CIRCULAR LF 650 PIPE LONGITUDINAL UNDERDRAIN **BIO-SWALE FACILITY** 290 **CLASS 3 EXCAVATION** CY 1.090 MAINTENANCE OF STREAM FLOW REMOVAL OF EXISTING STRUCTURE LS EA STEEL HP16Y121 READING DILES LF EA STEEL HP16X121 BEARING TEST PILES 284 4 DYNAMIC PILE MONITORING EΑ 4 CAPWAP FOOTING CONCRETE LS SUBSTRUCTURE CONCRETE FOR LS 1 BRIDGE PRECAST PRESTRESSED FORTY-EIGHT INCH BY THIRTY-THREE INCH LS 1 (48"X33") CONCRETE BOX BEAMS LS SUPERSTRUCTURE CONCRETE FOR 1 BRIDGE LS APPROACH SLAB AND SLEEPER CONCRETE PARAPET RIPRAP SLOPE PROTECTION FOR LS SY 520 BRIDGE MILLING HOT MIX ASPHALT PAVEMENT 0 INCH TO TWO INCH (2") SY 1,510 EIGHT INCH (8") BASE COURSE USING SY 5,565 GRADED AGGREGATE SUPERPAVE ASPHALT MIX 9.5MM FOR TON 800 SURFACE, PG 64S-22, LEVEL 2 SUPERPAVE ASPHALT MIX19.0MM FOR TON 1,325 BASE, PG 64S-22, LEVEL 2 FIVE INCH (5") WHITE THERMOPLAS-TIC PAVEMENT MARKINGS FIVE INCH (5") YELLOW THERMO-LF 3,080 LF 3,080 PLASTIC PAVEMENT MARKINGS FOUR INCH (4") CONCRETE SIDE-SF 1,216 WALK TRAFFIC BARRIER W BEAM USING SIX LF 1,110 FOOT (6') POST TRAFFIC BARRIER THRIE BEAM EΑ 4 ANCHORAGE TO VERTICAL FACE LF PRINCE GEORGE'S COUNTY STD. NO. 950 300.01 - CONCRETE CURB AND **GUTTER** FURNISH & INSTALL 8-INCH PVC LF 548 SEWER LINE FURNISH & INSTALL 12INCH PVC LF 278 SEWER LINE ENCASEMENT OF 8-INCH DUCTILE LF 82 IRON SEWER USING 36 STEEL PIPE FURNISH & INSTALL WSSC PRECAST VF 82 SEWER MANHOLE RELOCATE FIREHYDRANT EΑ

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.

TO FINISHED GRADE

VF

ADJUST PRECAST SEWER MANHOLE

- 7. <u>Bid Security.</u> When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.
- 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. <u>Bonding.</u> 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. <u>Unbalanced bid.</u> Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.
- 11. <u>Nondiscrimination.</u> In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall

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 \S 10A-101(37 and 38).

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

https://teams.microsoft.com/l/meetup-join/19%

3ameeting MG mMjc4OTEtY2 IOS00MzUwLWI2Mm tNzA3 jNiMmMxYmE4% 40thread.v2/0 context %7b%22Tid%22%3a%224146bdda-ddc1-4d2a-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)

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 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

LEGALS

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 & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon Richard E. Solomon AIS#9112190178 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

<u>147928</u>

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

Public Hearing Notice

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

The City of District Heights, Maryland, will hold a public hearing on Tuesday, October 8, 2024 at 7:00 PM at the E. Michael Roll Municipal Building at 2000 Marbury Drive, District Heights Maryland on the following proposed amendment to the City Charter:

CHARTER RESOLUTION NO. 24-01 A CHARTER RESOLUTION OF THE CITY COMMISSION OF DISTRICT

HEIGHTS AMENDING ARTICLE VII "PERSONNEL"

WHEREAS, the City of District Heights, Maryland (hereinafter referred to as "City"), recognizes the right of its employees to organize for the purpose of collective bargaining; and

and cooperative relationships between the City and its employees by permitting them to organize and bargain collectively; and WHEREAS, the City is committed to fostering a positive and productive

WHEREAS, it is the intent of the City Commission to promote harmonious

working relationship with its employees, including the negotiation of fair and reasonable terms and conditions of employment through collective bargaining; and

WHEREAS, the City acknowledges that collective bargaining can contribute

to efficient and effective public service by providing a forum for the discussion and resolution of workplace issues; and

WHEREAS, collective bargaining is in the public interest and promotes the welfare of the City of District Heights, its employees, and its citizens; and

WHEREAS, collective bargaining is recognized as a fundamental right for employees to negotiate collectively with their employer over wages, hours, and other terms and conditions of employment; and

NOW, THEREFORE, BE IT RESOLVED that the City of District Height's Charter Section 714 is hereby added as follows:

CHARTER AMENDMENT: Section. 714, Collective Bargaining.

The City is authorized and empowered to recognize any duly elected or recognized representative of the City's employees and to enter into collective bargaining negotiations with such representatives. Employee unions or associations that represent a majority of the employees in a bargaining unit shall be recognized officially as the exclusive bargaining agents for all employees in that unit for the purpose of negotiating wages, hours, and other terms and conditions of employment.

AND, BE IT FUTHER RESOLVED, that the date of adoption of this Charter Resolution is the 5th day of September, 2024, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 25th day of October, 2024 unless on or before the 15th day of October, 2024, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Manager, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

AND BE IT FURTHER RESOLVED, that this Resolution shall be effective on the 25th day of October, 2024.

APPROVED this 5th day of September, 2024.

(9-19,9-26,10-3)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:
SARAH P. MOORE

Estate No.: 132948

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 28, 2024 at 10:30 A.M.

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

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

ONE: (301) 952-3250 7948 (9-19,9-26)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

JOSEPH RANDOLPH WHETSTINE Estate No.: 131767

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 28, 2024 at 10:30 A.M.

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

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

147945 (9-19,9-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

SHIRLEY H VENUTO

Notice is given that James Venuto, whose address is 2105 Lewisdale Drive, Hyattsville, MD 20783, was on August 28, 2024 appointed Personal Representative of the estate of Shirley H Venuto, who died on No-vember 12, 2007 without a will.

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

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

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

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

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

> JAMES VENUTO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Upper Marlboro, MD 20773-1729 Estate No. 110911

(9-19,9-26,10-3) 147965 David E. Grover, Esquire

401 North Washington St., Suite 500

Rockville, Maryland 20850 301-251-9310

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN RITA THOMPSON

Notice is given that Camille C. Latini, whose address is 7705 Meath Court, Glen Burnie, MD 21060, was on August 27, 2024 appointed Personal Representative of the estate of Helen Rita Thompson who died on August 5, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or ng 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 under-signed on or before the earlier of the following dates:

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

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

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

CAMILLE C. LATINI Personal Representative

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

Estate No. 134437 147959 (9-19,9-26,10-3)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of: NORMA JEAN MOORE JACKSON Estate No.: 132424

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate:
You are hereby notified that a petition has been filed by Kevin Baldwin for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 21, 2024** at 10:30 A.M.

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

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

PHONE: (301) 952-3250

147956 (9-19,9-26)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEVIN MICHAEL THORNE

Notice is given that Steven Thorne, whose address is 2422 Secane Road, Secane, PA 19018, was on September 5, 2024 appointed personal representative of the small estate of Kevin Michael Thorne, who died on August 8, 2024 without

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

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

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

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

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

STEVEN THORNE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

Estate No. 134461 147943 (9-19)

UPPER MARLBORO, MD 20773-1729

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

MARLENE HIGGINS MCGEHEE

Notice is given that Gail Wikoff, whose address is 3501 Bayview Drive, Chesapeake Beach, MD 20732, was on August 20, 2024 appointed personal representative of the small estate of MARLENE HIG-GINS MCGEHEE, who died on August 23, 2020 without a will.

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

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

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

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

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

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

GAIL WIKOFF Personal Representative

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

147942

Estate No. 118531

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: RICARDO LEOPOLDO LAYZA

Estate No.: 122236 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Rafael Layza

for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 28, 2024 at 10:30 A.M.

147973

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

REGISTER OF WILLS FOR Prince George's County CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

147958 (9-19,9-26)

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JULY 8, 2024

ORDINANCE O-25-01

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR DEPART-MENTAL TRAINING, LEASE PURCHASES, DEBT SERVICES, AND CONTRACTUAL SERVICES.

> CITY COUNCIL PUBLIC SESSION MONDAY, AUGUST 12, 2024

> > **ORDINANCE 0-25-02**

AN ORDINANCE concerning.

AN ORDINANCE concerning.

AMENDMENT OF AMENDMENT OF CHAPTER 26-MEETING.

CITY COUNCIL PUBLIC SESSION WEDNESDAY, SEPTEMBER 11, 2024

ORDINANCE O-25-03

AMENDMENT OF AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR THE FINANCE DEPARTMENT CONTRACTUAL SERVICES.

Copies of this legislation are available from the Office of the City Clerk

6301 Addison Rd Seat Pleasant, Maryland 20743-2125

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

REBECCA B. DIGGS

Estate No.: 131593

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Victoria R. Sutton for judicial probate the copy

of the will dated 10/09/2019 and for

the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 22, 2024

This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

Upper Marlboro, MD 20773-1729

The

Prince George's Post

(9-19,9-26)

above estate:

resentative.

at 10:30 A.M.

CERETA A. LEE

147955

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

PRINCE GEORGE'S COUNTY

(9-19,9-26) 147974

LEGALS

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

Anna M. Zackrie, a/k/a Anna Marie Zackrie

AND

Donald J. Hall

13914 New Acadia Lane Upper Marlboro, MD 20774 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003245

Notice is hereby given this 12th 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 14th 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 14th day of

October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$586,131.52. The property sold herein is known as 13914 New Acadia Lane, Upper Marlboro, MD

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

True Copy—Test: Mahasin El Amin, Clerk 147969 (9-19,9-26,10-3)

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

301-627-0900

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

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
YEAR 2015 2013 2006 2002 2006 2010 2007 2013 2007 2020 2024 2016	MAKE Buick Buick Honda Mercedes-Benz Buick Lincoln BMW Hyundai Honda Chevrolet Mini Toyota	Encore Encore Accord S Class Rainier MKZ 525 Sonata Accord Malibu Countryman Corolla	VIN KL4CJASB7FB166666 KL4CJGSB5DB159764 1HGCM56496A129979 WDBNG70J42A250890 5GADT13S562346443 3LNHL2GC7AR608195 WBANE53537CK92034 5NPEB4AC2DH798347 1HGCM66587A006836 1G1ZB5ST8LF074668 WMZ83BR00R3R37709 2T1BURHE8GC737500
2000 2016 2014	Honda Ford Nissan	Civic Fiesta Pathfinder	1HGEJ8243YL077541 3FADP4AJ2GM103834 5N1AR2MM6EC624924

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

LEGALS

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

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

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

You must reclaim these vehicles by: 9/25/2024.

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

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

TITAN 2012 NISSAN MD 769Z49 1N6AA0EC1CN301014

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

2010 FORD F150 VA TNP3575 1FTEW1E88AFB36755

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

CROSSTOUR VA TPY1173 5I6TF2H51AL009808 2010 HONDA 1FAHP36N05W282475 2005 FORD **FOCUS** VA TSE6616

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

1999	FORD	F250	MD	8GC6550	1FTNW21F0XEC08492
2010	NISSAN	ALTIMA	DC	GG4482	1N4AL2EP3AC121401
2006	BMW	325I	VA	TVK9445	WBAVB13556KX45771
2014	LAND ROVER	RANGE	MD	3EF3858	SALWR2WF4EA342908
		ROVER			
2017	NISSAN	ALTIMA	MD	1EG1733	1N4AL3AP4HC228348
2017	NISSAN	VERSA	MD	3ET5364	3N1CN7AP7HL839373
2008	KIA	SORENTO	VA	TYJ1395	KNDJC735485774908
2007	NISSAN	ALTIMA	MD	4FJ8122	1N4BL21EX7N407977
2007	TOYOTA	YARIS	MD	1GC3544	JTDJT903275101001
2009	PORSCHE	CAYENNE	VA	TYJ1590	WP1AB29P39LA45261
1996	CHEVROLET	CAPRICE	MD	9036Z6	1G1BL52W3TR163152
2014	NISSAN	ALTIMA	MD	8EY0228	1N4AL3APXEC416688
2008	NISSAN	MAXIMA	VA	TYB5943	1N4BA41E38C818250
1987	CADILLAC	ALLANTE	MD	0821Z1	1G6VR3176HU100135
2018	DODGE	RAM 2500	MD	3FJ3645	3C6TRVDG4JE156596
2011	LINCOLN	MKT			2LMHJ5AR1BBJ52557
2010	NISSAN	MURANO	DC	GF7124	JN8AZ1MW4AW130168
2006	CHRYSLER	TOWN AND	MD	3DS0512	2A8GP54L16R723259
		COUNTRY			

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

2007 HONDA CIVIC 1HGFA16597L093031 147983 (9-19)

Prince George's

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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

UPPER MARLBORO, MD 20773-1729 Estate No. 131023

147922

LEGALS

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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

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 (9-5,9-12,9-19) 147886

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ENRIOUE 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

NORMA ANTEZANA Personal Representative

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

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

147912

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

CLARENCE PAASEWE and SATTA 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 (9-5,9-12,9-19)



LEGALS

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 Per-sonal 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

KENNETH J. LANGAN Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

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

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

RICHARD HARRIS Personal Representative

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

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

LARRY L ROSS and

PATRICIA ROSS, JT

Defendant(s)

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

NOTICE is hereby given this 28th day of August, 2024, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or 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 (9-5,9-12,9-19) 147888

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

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 1,000,000/ One herein 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 (9-5,9-12,9-19) 147889

LEGALS

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 under-signed, on or before the earlier of the following dates:

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

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

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

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

(9-12,9-19,9-26) 147918

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

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. Zicke foose, 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 (9-5,9-12,9-19)

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

TO ALL PERSONS INTERESTED IN THE ESTATE OF THELMA L JAMES

NOTICE TO UNKNOWN HEIRS

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

147919

woman

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

LINDA ARCHIE-WOODS, single 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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

14330 MARLBOROUGH LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Bonita L Hailey, dated February 15, 2007, and recorded in Liber 27388, re-recorded in 30562 at folio 43, re-recorded at 411 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

OCTOBER 8, 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

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 \$17,000.00 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 6.25% 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 comporate designees of any documents filed receiving the failure. 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 surply forced our including conitary and for metropolitan district charges to vive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium 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 # 22-60886)

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

(9-19,9-26,10-3)



LEGALS

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 Isolia 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 Duval 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

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 noteshittle Trustees, it the property is purchased by alrelitaty other than the hote-holder 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 agree to account service by first close mail of said decuments at the address provided 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 # <u>24-600387</u>)

LAURA H.G. O'SULLIVAN, ET AL.,

147899

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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 ADDI-TION TO BRENTWOOD", as per plat recorded in Plat Book JWB 5, at Plat 690A-11, among the Land Records of Prince George's Couty, 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 rati-

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

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 pur-chaser 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 purfrom 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)

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

147902

(9-12.9-19.9-26)

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

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

147903

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

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 pur-

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

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 # A000560

(9-12,9-19,9-26) <u>147898</u>

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

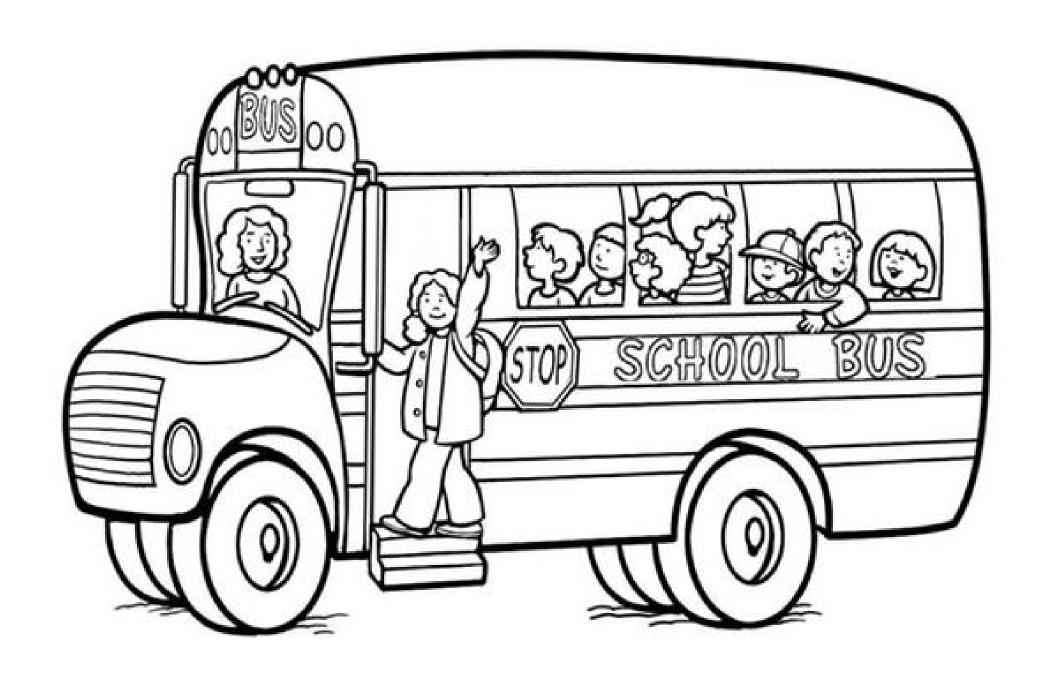
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> > > (9-12,9-19,9-26)

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IT'S BACK TO SCHOOL TIME!



DRIVERS PLEASE REMEMBER:

B E AWARE

U STAY ALERT

S O KIDS DON'T GET HURT