

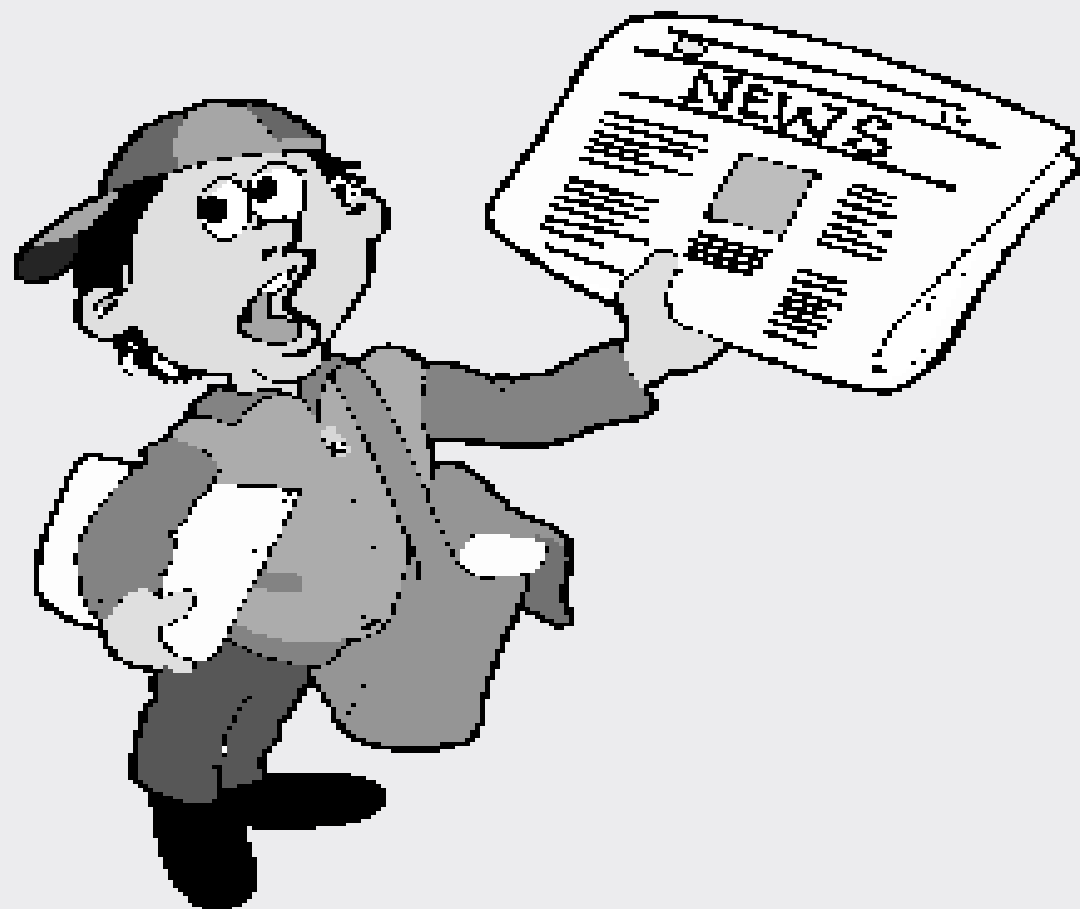
*The Prince
George's Post
Newspaper*

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*



LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until **December 5, 2024**, at 11:59 p.m. local prevailing time for the following project:

ASPHALT RESURFACING AND RELATED ROADWAY IMPROVEMENT IN COUNCILMANIC DISTRICT 8 961A-H (E)

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. BPM035124 at [Public Solicitations: eMaryland Marketplace Advantage \(eMMA\)](#).

- **SPEED** eProcurement Platform <http://discovery.ariba.com/profile/AN01496591158>
The project can be found by project name.

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

3. Project Description:

This Contract is to provide for hot mix asphalt wearing surface and replacement of concrete curb and gutters, sidewalks, and driveway aprons; and other incidental work on various roads in Councilmanic District 8 in Prince George's County.

4. Minimum Qualifications:

This contract envisions the incorporation of a Project Labor agreement (PLA) for all or a portion of the work. The most likely portion of the work incorporating the PLA involves the concrete replacement portion of the contract. Experience with PLAs is desirable and to ensure the efficient and timely completion of the Project all successful offerors and some, or all of their subcontractors will be required to execute and comply with a project labor agreement for the term of the resulting construction contract. Further, the contractor should anticipate working in multiple areas simultaneously since it is the County's intention to complete all work under this contract within the current construction season.

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

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

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

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

Councilmanic District 8

Qty	UNIT	DESCRIPTION
100	CY	Class 1-A Excavation
100	CY	Borrow Excavation
100	CY	Test Pit Excavation
4800	LF	Perforated Polyvinyl Chloride (PVC) Underdrain Pipe, 6 Inch Diameter - Sch. 40: STD 300.13
2400	LF	Solid Polyvinyl Chloride (PVC) Underdrain Pipe, 6 Inch Diameter - Sch. 40: STD 300.13
200	EA	Furnish and Install 6 Inch (6") Solid Polyvinyl Chloride (PVC) Underdrain Cleanout Assembly (Schedule 40)
150	SF	Remove & Replace Reinforced Concrete Inlet Top Slab
50	LF	Remove & Replace Storm Drain Inlet Throat
3000	SY	Partial Depth Patching up to Eight Inch (8") Depth
1200	SY	Full Depth Patching up to Fifteen Inch (15") Depth
100	SY	Remove & Replace Concrete Intersection Swale
2,500	SY	Remove & Replace Residential Driveway Entrances: STD No. 200.01; 200.02
1500	SY	Remove & Replace Commercial Driveway Entrances: STD No. 200.03; 200.04; 200.05
23000	LF	Concrete Curb and Gutter - All Types (PGC STD. 300.01; 300.02; 300.03; 300.04)
700	LF	Concrete Header Curb Up to 16-Inch (16") Height
32227	SF	Concrete Sidewalk, All Types
10,000	SF	Concrete Handicap Access Ramp
2500	SY	Shoulder Restoration using Furnished Topsoil, Seed and Curlex-Quick Grass
6000	Tons	Hot Mix Asphalt SUPERPAVE 12.5 MM, PG 70-22
2500	Tons	Hot Mix Asphalt SUPERPAVE 9.5 MM, PG 64-22 (Contingent)
60000	SY	Milling Hot Mix Asphalt Pavement, One Inch to Two Inches (1" - 2") Depth
32000	LF	Thermoplastic Pavement Markings
1000	SY	Shoulder Restoration using CR-6 Material

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

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

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 Two Hundred Fifty Thousand Dollars (\$250,000.00).

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

11. Non-discrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered 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 project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

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

LEGALS

14. A **mandatory** virtual Pre-Bid Conference will be held on November 14, 2024, at 10:00 a.m. local prevailing time, via Teams at:

https://teams.microsoft.com/j/1/meetup-join/19%3ameeting_ODM4MTYwOTAtOWVlZC00YyYlLWljZTEzZjZGU0YTVkNjEm%40thread.v2/0?context=%7b%22Tid%22%3a%224146bda-ddc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7-bfad-a2abce39d8ef%22%7d
Meeting ID: 263 125 927 078 Passcode: De8sf8

15. All Bidders interested in the project must attend the pre-bid Conference. Bidders failing to attend the Pre-Bid Conference will not be allowed to submit a bid for this project.

By Authority of
Angela D. Alsobrooks
County Executive

148284 (10-31,11-7,11-14)

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Prince George's County Since 1932

LEGALS

**The City Council of Glenarden, Maryland
Fair Summary of Charter Amendment Resolution No. CR-01-2025**

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-01-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Maryland, amending the Charter of the City of Glenarden, to provide for the more efficient operation of City government by establishing, commencing with the May 2025 City election, a seven member council, elected at large, from which the members shall select a mayor, and delineating the mayor, council, treasurer and city manager duties and responsibilities with this change by amending Article III "Organization of Council," Article IV "The Mayor, Article V "City Manager," Article VI, Section 603 "Code of Ethics," Article VIII "Finance," Article IX "Personnel," Article XI "City Property," Article XII "General Provisions," and Article XIII "Boards, Commissions and Advisory Committees, and repealing and re-enacting with amendments Article VII "Registration, nomination, and election procedures;" to update references to State law; and to make other amendments of a housekeeping nature for the purpose of clarifying provisions.

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-01-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-01-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-01-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

**The City Council of Glenarden, Maryland
Fair Summary of Charter Amendment Resolution No. CR-02-2025**

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-02-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Maryland, amending the Charter of the City of Glenarden, Art. X "Public Ways and Sidewalks," § 1002 "Control of Public Ways," to provide that the City shall not have control of public ways in the City that are under the jurisdiction of Prince George's County, Maryland, just as it does not have control over those under the jurisdiction of Md State Highway Administration.

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-02-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-02-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-02-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

**The City Council of Glenarden, Maryland
Fair Summary of Charter Amendment Resolution No. CR-03-2025**

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-03-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Maryland, amending the Charter of the City of Glenarden, Art. II "Corporate Limits," § 201 "Description; public filing of corporate limits," to clarify where a description of the corporate limits of the City of Glenarden will be maintained on file, by changing the "Dept. of Legislative Reference" to the "Dept. of Legislative Services," as it is not called, and clarifying that a copy shall also be maintained on file at the City Municipal Center with the Council Clerk (rather than "in the City Hall").

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-03-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-03-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-03-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

**The City Council of Glenarden, Maryland
Fair Summary of Charter Amendment Resolution No. CR-04-2025**

This is to give notice that on October 21, 2024, the City Council of Glenarden, Maryland adopted Charter Amendment Resolution CR-04-2025, a Charter Amendment Resolution of the Council of the City of Glenarden, Md, amending the Charter of the City of Glenarden, Art. I "General Corporate Powers," § 101 "Enumeration," to:

1. Retitle Sec. 101 as "Incorporation; general powers" to better describe what is in the section.
2. Divide the section into two parts (A and B) and add to paragraph A: The inhabitants of the City of Glenarden within the corporate limits legally established from time to time are hereby constituted and continued as a body corporate by the name of "the City of Glenarden." And
3. Add at the end of subsection B: The City also shall have all of the powers specified for municipalities and all those powers necessarily implied therefor under the constitution and laws of the State of Md and the United States of America unless explicitly denied to it by the City Charter.

Unless a petition for a referendum on the proposed charter amendment meeting the requirements of Md. Code Ann., Local Gov't, § 4-304(d) is presented to the Council of the City of Glenarden on or before the 40th day after the Council adopted CR-04-205 (Nov. 30, 2024), the amendment shall take effect as a part of the municipal charter on the 50th day after the resolution is adopted, which is December 10, 2024.

Charter Amendment Resolution CR-04-2025 is posted and available for inspection by the public at the City of Glenarden, James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706-1522, during normal business hours, 8:30 a.m. to 5:00 p.m., Monday through Friday. A copy of CR-04-2025 may also be obtained from Veronica Boyd, Acting Council Clerk, who may be reached at (301)773-2100 or CouncilClerk@cityofglenarden.org.

148282 (10-31,11-7,11-14,11-21)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 12, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:30 A.M.

Notice is hereby given that on Tuesday, November 12, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-001-2024 (DR-3) AN ACT CONCERNING MINORITY BUSINESS START UP FUNDS for the purpose of adding businesses that are located within the beltway to the Prince George's County Business Expansion and Start-Up Grant Program; adding businesses that are located within the beltway to the Prince George's County Business Expansion and Start-Up Loan program; creating a set aside of twenty-percent (20%) for qualifying businesses within the beltway; defining a County goal of servicing at least fifty-percent (50%) of qualifying businesses that are located within the beltway (the area in the County between the border with the District of Columbia and the Capital Beltway) or within one-quarter mile of a transit station, or within one of the primary or secondary growth sectors outlined in the Approved Economic Development Strategic Action Plan for Prince George's County within the next five (5) years, and other related provisions.

CB-007-2024 (DR-2) AN ACT CONCERNING THE REVISED ELDERLY PROPERTY TAX CREDIT for the purpose of revising the current elderly property tax credit to make its applicability exclusive of and separate and distinct from the Homestead and Maryland Homeowner's Property Tax Credit.

CB-059-2024 (DR-3) AN ACT CONCERNING RENTAL HOUSING - DISCLOSURE for the purpose of requiring certain application disclosures for certain single-family rental facility or multifamily rental facility housing; requiring that certain information be provided including, but not limited to, [the name and the physical address of the owner of a corporate body and] the name and physical address of [their] [an owner's] the legal owner of record's authorized agent and resident agent on an on-line searchable public database of all licensed single-family rental facility and multifamily rental facility housing in the County maintained by the Department of Permitting, Inspections and Enforcement; and the name and physical address of the legal [the owner's] owner of record's mortgage holder and proof of insurance and the name and physical address of the legal owner of record's insurance company; [requiring that certain disclosure information shall be] made available by the Department to the public in a timely manner, upon request; and generally regarding rental housing disclosure.

CB-066-2024 (DR-2) AN ACT CONCERNING SHORT-TERM RENTALS for the purpose of requiring the Department of Permitting, Inspections and Enforcement to maintain an on-line searchable public database of all licensed short-term rentals in the County; requiring certain database information; and generally regarding short-term rentals.

CB-071-2024 (DR-2) AN ACT CONCERNING LANDLORD-TENANT - SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of amending provisions of the Prince George's County Code to provide for a certain definition; to require certain security measures and security equipment for Garden Style Apartments; delaying a certain implementation date of the provisions of this Act; providing for the effective date of this Act; and generally regarding landlord-tenant security measures and security equipment.

CB-089-2024 AN ACT CONCERNING RENTAL HOUSING LICENSES for the purpose of allowing the Department to require proof of a license exemption pursuant to Section 13-181, the suspension of a license for a violation of Subtitle 4, Subtitle 5, Subtitle 11, Subtitle 13, or Subtitle 27, of this Code, deny the issuance of a rental license for failure to have a Use and Occupancy Permit, increase the fines for violation of this Section, and allow for the issuance of administrative citations and administrative Hearings.

CB-090-2024 AN ACT CONCERNING INCREASE OF GENERAL PENALTY for the purpose of increasing the penalty for prohibited acts or violations of the County Code from \$1000.00 to \$5000.00.

COUNCIL RESOLUTIONS

CR-071-2024 A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving a multiyear contract in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

CR-087-2024 A RESOLUTION CONCERNING DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT for the purpose of increasing all fees maintained by the Department of Permitting, Inspections and Enforcement, with such increase to be approved by the County Council after notice and public hearing.

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: onlineinquiry@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

148287 (10-31,11-7)

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2002	Mercedes-Benz	C240	WDBRF61J92E008487
2001	Nissan	Maxima	JN1CA31A51T110418
2014	Chevrolet	Cruze	1G1PC5SB1E7350987
2012	Toyota	Camry	4T4BF1FK7CR161031
2022	Hyundai	SE	5NTJDAE2NH034276
2008	Honda	Civic	2HGFA55578H700339
2006	Chevrolet	Malibu	1G1ZT51826F221274

148337 (11-7)

LEGALS

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

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

15413 KENNETT SQUARE WAY
BRANDYWINE, MARYLAND 20613

By virtue of the power and authority contained in a Deed of Trust from Satta Kanagbo, dated August 31, 2005, and recorded in Liber 23414 at folio 468 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

NOVEMBER 26, 2024
AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600482)

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

148293 (11-7,11-14,11-21)

LEGALS

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

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

8223 DELLWOOD COURT
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Robel Tesfay Yohannes, dated March 30, 2007, and recorded in Liber 27636 at folio 272 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

NOVEMBER 26, 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 \$36,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-10329)

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

148294 (11-7,11-14,11-21)

LEGALS

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

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

1529 HUNT AVENUE
HYATTSVILLE, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Anthony T. Woodward, dated September 15, 2011, and recorded in Liber 33117 at folio 203 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

NOVEMBER 19, 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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 24-600448)

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

148267 (10-31,11-7,11-14)

The Prince George's Post

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MATTHEW RYAN GRAHAM

Notice is given that Tara Ann Graham, whose address is 3101 Webster Street, Mount Rainier, Maryland 20712, was on October 3, 2024 appointed Personal Representative of the estate of Matthew Ryan Graham who died on March 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 3rd day of April, 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.

TARA ANN GRAHAM
Personal Representative

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

Estate No. 134630
(10-24,10-31,11-7)

148247

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JASMINE A MASON-ANDERSON

Notice is given that Kenneth Austin Anderson, whose address is 1613 Kings Valley Drive, Bowie, MD 20721, was on September 17, 2024 appointed Personal Representative of the estate of Jasmine A Mason-Anderson who died on July 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 17th day of March, 2025.

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

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

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

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

KENNETH AUSTIN ANDERSON
Personal Representative

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

Estate No. 134543
(10-24,10-31,11-7)

148249

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNEST MORGAN CAMPBELL

Notice is given that Dawn Houston, whose address is 7517 Martha St, District Heights, MD 20747-3622, was on October 18, 2024 appointed Personal Representative of the estate of Ernest Morgan Campbell, who died on July 7, 2020 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of April, 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.

DAWN HOUSTON
Personal Representative

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

Estate No. 135165
(10-31,11-7,11-14)

148281

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT EDWARD BASTIAN

Notice is given that Susan Cannon, whose address is 9107 6th Street, Lanham, MD 20706, was on October 3, 2024 appointed Personal Representative of the estate of Robert Edward Bastian, who died on July 18, 2008 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 3rd day of April, 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.

SUSAN CANNON
Personal Representative

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

Estate No. 80515
(10-24,10-31,11-7)

148256

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS C GAMBLE

Notice is given that Cecelia Knox, whose address is 10408 Rambling Hill Ct, Upper Marlboro, MD 20774-2315, was on October 4, 2024 appointed Personal Representative of the estate of Doris C Gamble who died on March 24, 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 4th day of April, 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.

CECELIA KNOX
Personal Representative

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

Estate No. 135037
(10-24,10-31,11-7)

148248

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
COLLEEN GRACE CRONLUND

Notice is given that Martin H Cronlund Jr, whose address is 12303 Rustic Pl, Bowie, MD 20715-1073, was on October 7, 2024 appointed Personal Representative of the estate of Colleen Grace Cronlund, who died on September 21, 2024 without a will.

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

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

MARTIN H CRONLUND 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. 135049
(10-24,10-31,11-7)

148255

LEGALS

NOTICE

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

v.

Kimberly Williams,
Personal Representative for the
Estate of Ettastine H. Williams
11506 Lottsford Terrace
Bowie, MD 20721

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-001676

Notice is hereby given this 28th day of October, 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 28th day of November, 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 28th day of November, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$627,000.00. The property sold herein is known as 11506 Lottsford Terrace, Bowie, MD 20721.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148291 (10-31,11-7,11-14)

VIN# 2FMPK4AP2JBB09096
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10576
1993 LUHRS 32' BOAT
MD# 3426C
USCG# 1028133
NAME ON BOAT: BONBONS VOYAGE
DENNIS POINT MARINA & CAMPGROUND
46555 DENNIS POINT WAY
DRAYDEN

LOT#10613
2008 LEXUS
VIN# JTHBJ46G182157231
PRECISION TUNE AUTO CARE OF HUNT VALLEY
11015 YORK RD
HUNT VALLEY

LOT#10614
2017 HYUNDAI
VIN# 5NPD74LF3HH212412
PRECISION TUNE AUTO CARE OF HUNT VALLEY
11015 YORK RD
HUNT VALLEY

LOT#10615
2012 HTUNDAI
VIN# 5XYZGDAB8CG119798
PRECISION TUNE AUTO CARE
409 RITCHIE HWY
SEVERNA PARK

LOT#10616
2014 FORD
VIN# 1FMCU9JX9EUC97282
PRECISION TUNE AUTO CARE
409 RITCHIE HWY
SEVERNA PARK

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
Terms of Sale: CASH,
12% Buyer Premium

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

148286 (10-31,11-7)

LEGALS

ORDER OF PUBLICATION BY POSTING

BLANCA MARQUEZ
VS.
SAUL CACERES-ZELAYA

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-24-002084

ORDERED, ON THIS 16th day of October, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Saul Edgardo Caceres-Zelaya is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Abandonment, Desertion, and Six-Month Separation and stating that the Defendant's last known address is: 11708 Idlewood Rd, Silver Spring, MD 20906, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 15th day of November, 2024; and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the day of 15th day of November, 2024, and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, SAUL EDGARDO CACERES-ZELAYA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15TH DAY OF DECEMBER, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
148235 (10-24,10-31,11-7)

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

LEGALS

Jacob D. Bournazian, Esq
1425 4th Street SW #A808
Washington, DC 20024
202-380-6948

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANITA C. FIELDS

Notice is given that Shellie Fields, whose address is 2200 Browns Lane, Fort Washington, MD 20744, was on September 26, 2024 appointed Personal Representative of the estate of Anita C. Fields who died on September 14, 2016 with a will.

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

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

SHELLIE FIELDS
Personal Representative

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

Estate No. 106259
148274 (10-31,11-7,11-14)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAE C DAMATO AKA: MAE CHRISTINA D'AMATO

Notice is given that Debbie Bergstrom, whose address is 9714 52nd Ave, College Park, MD 20740-1503, was on October 10, 2024 appointed Personal Representative of the estate of Mae C Damato who died on April 20, 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 April, 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.

DEBBIE BERGSTROM
Personal Representative

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

Estate No. 135087
148323 (11-7,11-14,11-21)

Harry L Stone, Esquire
Law Offices of Harry L Stone, LLC
27 Wood Lane
Rockville, MD 20850
301-762-3535

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEVIN JAMES CONNELL

Notice is given that John F. Connell, whose address is 274 Meadowbrook Road, Wyckoff, NJ 07481, was on October 9, 2024 appointed Personal Representative of the estate of Kevin James Connell, who died on July 7, 2024 without a will.

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

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

JOHN F. CONNELL
Personal Representative

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

Estate No. 134628
148279 (10-31,11-7,11-14)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY FRANCES SMITH

Notice is given that Antoinette Cleveland, whose address is 6431 Orchard Ave, Takoma Park, MD 20912-4714, was on October 23, 2024 appointed Personal Representative of the estate of Mary Frances Smith who died on May 6, 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 April, 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.

ANTOINETTE CLEVELAND
Personal Representative

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

Estate No. 134433
148275 (10-31,11-7,11-14)

LEGALS

Joyce Ann Williams
J Williams Law, LLC
7981 Eastern Ave #C4
Silver Spring, MD 20910
301-585-1970

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LOUISE HOWIE BUDD

Notice is given that Marcia H. Pollard, whose address is 7610 Walker Mill Road, Capitol Heights, Maryland 20743, was on October 15, 2024 appointed Personal Representative of the estate of Mary Louise Howie Budd who died on July 1, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of April, 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.

MARCIA H. POLLARD
Personal Representative

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

Estate No. 135120
148322 (11-7,11-14,11-21)



LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLYN CHESLEY

Notice is given that William E Chesley, whose address is 5803 Federal Ct., Upper Marlboro, MD 20772-3956, was on September 26, 2024 appointed Personal Representative of the estate of Carolyn Chesley who died on December 9, 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.

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.

WILLIAM E CHESLEY
Personal Representative

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

Estate No. 131947
148259 (10-24,10-31,11-7)

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 IN THE ESTATE OF KAREN BATTLE SCOTT

Notice is given that Thomas J Kokolis, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850, was on October 21, 2024 appointed Personal Representative of the estate of Karen Battle Scott, who died on April 25, 2021 without a will.

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

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

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

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

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

THOMAS J KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 132000
148331 (11-7,11-14,11-21)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAUREEN PATRICIA DAVID

Notice is given that Shawn W. David, whose address is 20705 Burnt Woods Drive, Germantown, MD 20874, was on October 16, 2024 appointed Personal Representative of the estate of Maureen Patricia David who died on July 18, 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 16th day of April, 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.

SHAWN W. DAVID
Personal Representative

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

Estate No. 134441
148276 (10-31,11-7,11-14)

THE PRINCE GEORGE'S POST WILL HAVE EARLY DEADLINES FOR THE NOVEMBER 28, 2024 EDITION AND THE DECEMBER 5TH, 2024 EDITION.

DEADLINE FOR THE NOVEMBER 28TH EDITION FOR ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS IS 12:00 NOON ON THURSDAY, NOVEMBER 21, 2024.

DEADLINE FOR THE DECEMBER 5TH EDITION FOR ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS IS 12:00 NOON ON WEDNESDAY, NOVEMBER 27TH, 2024.

DEADLINES FOR OUR DEC. 26TH EDITION AND OUR JAN. 2ND, 2025 EDITION WILL BE FORTHCOMING.

THANK YOU!

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

PRINCE GEORGE'S POST EARLY DEADLINE

Due to the upcoming Holiday Season, The Prince George's Post will have an early deadline for the November 28, 2024 Edition and the December 5th, 2024 Edition.

Deadline for the November 28th edition for ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS is 12:00 NOON on Thursday, November 21, 2024.

Deadline for the December 5th edition for ALL LEGAL ADVERTISING SUBMISSIONS AND CANCELLATIONS is 12:00 NOON on Wednesday, November 27th, 2024.

Proudly Serving Prince George's County Since 1932

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

**3009 SOUTHERN AVENUE # 23
 TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated July 2, 2020 and recorded in Liber 43822, Folio 208, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$121,998.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 19, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$11,000.00 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

148268 (10-31,11-7,11-14)

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

**2212 AMBER MEADOWS DRIVE
 MITCHELLVILLE, MD 20716**

By authority contained in a Deed of Trust dated November 7, 1996 and recorded in Liber 11183, Folio 072, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,100.00, and an interest rate of 8.000%, 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

NOVEMBER 19, 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 \$7,000.00 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

148270 (10-31,11-7,11-14)

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

**4851 EASTERN LANE
 SUTTLAND, MD 20746**

By authority contained in a Deed of Trust dated April 14, 2016 and recorded in Liber 38205, Folio 459, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$234,228.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 19, 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

148269 (10-31,11-7,11-14)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
 1099 WINTERSON ROAD, SUITE 301
 LINTHICUM HEIGHTS, MD 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2312 WOODBARK LANE
 SUTTLAND, MD 20746**

By authority contained in a Deed of Trust dated October 31, 2006 and recorded in Liber 26763, Folio 386, modified by Loan Modification Agreement recorded on April 27, 2018, at Liber No. 40823, Folio 243, and further modified by Loan Modification Agreement recorded on July 29, 2021, at Liber No. 45943, Folio 600, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$285,000.00, and an interest rate of 5.625%, 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

NOVEMBER 19, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Tidewater Auctions, LLC
 (410) 825-2900
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148271 (10-31,11-7,11-14)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 19, 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, November 19, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-062-2024 (DR-2) AN ORDINANCE CONCERNING CONVENIENCE STORE LOCATIONS for the purpose of amending the Zoning Ordinance to revise the use-specific standards applicable to convenience stores by adding a minimum distance between convenience store uses in furtherance of the public safety, health, and welfare of citizens and residents of Prince George's County.

CB-067-2024 (DR-2) AN ORDINANCE CONCERNING OFF-STREET PARKING AND LOADING - OFF-STREET PARKING SPACE STANDARDS for the purpose of revising and providing certain definitions regarding electric vehicles and electric vehicle parking spaces; requiring a minimum number of electric vehicle parking spaces for newly constructed multifamily, office, and mixed-use developments; minimum required parking spaces with accessible EV charging stations; and generally regarding vehicle parking.

CB-069-2024 AN ORDINANCE CONCERNING SUBTITLE 27 - THE ZONING ORDINANCE for the purpose of adopting and publishing the 2023 Edition of the Zoning Ordinance of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code.

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

148288 (10-31,11-7)

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
CARL O SMALLWOOD

Notice is given that Kathleen Virginia Smallwood, whose address is 10703 Glen Hannah Dr, Laurel, MD 20723-1265, was on October 11, 2024 appointed Personal Representative of the estate of Carl O Smallwood who died on July 25, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 11th day of April, 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.

KATHLEEN VIRGINIA SMALLWOOD
 Personal Representative

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

Estate No. 134936
 148277 (10-31,11-7,11-14)

LEGALS

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

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
DORIS CECELIA BURROUGHS

Notice is given that Mark Edward Burroughs, whose address is 39560 Golden Beach Road, Mechanicsville, MD 20659, was on October 16, 2024 appointed Personal Representative of the estate of Doris Cecelia Burroughs who died on March 13, 2024 with a will.

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

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

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

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

MARK EDWARD BURROUGHS
 Personal Representative

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

Estate No. 133386
 148278 (10-31,11-7,11-14)

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on June 25, 2010, a certain Deed of Trust was executed by Burnett Givens-El as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and N/A as Trustee(s), and was recorded on July 8, 2010, in Book 31848, Page 231 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 August 9, 2018, and recorded on August 13, 2018, in Book 41212, Page 397, 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 July 31, 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 September 6, 2024 is \$383,873.85; 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 November 12, 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: 6107 Kolb Street, Capitol Heights, MD 20743

Tax ID: 18-2065464

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 \$383,873.85.

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 \$38,500.00 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 \$38,500.00 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 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: September 24, 2024

Cohn, Goldberg & Deusch, LLC
Foreclosure Commissioner

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

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

Exhibit A

Being known and designated as Lots numbered One Hundred Sixteen (116) and one Hundred Seventeen (117) in Block lettered "D" in a subdivision known as "Sylvan Vista" as per plat thereof recorded in Plat Book R.N.R. No. 2 at Folio 66 among the Land Records of Prince George's County, Maryland. In the Eighteenth (18th) Election District.

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

148229

(10-24,10-31,11-7)

LEGALS

NOTICE OF PUBLIC HEARING

**TOWN OF BLADENSBURG, MARYLAND
(Tax Exempt Lands, Located Generally South of the Present Municipal Boundaries of the Town of Bladensburg)**

NOTICE is hereby given by the Mayor and Council of the Town of Bladensburg, Maryland that on October 24, 2024 Annexation Resolution No. 01-2025 (the "Resolution"), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the "Town Council") proposing and recommending that the boundaries of the Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG, INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156) AND THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND A SEGMENT OF THE RIGHT OF WAY OF THE BALTIMORE-WASHINGTON PARKWAY (MD 295) GENERALLY FROM THE INTERSECTION OF MD. ROUTE 201 NORTH TO THE VICINITY OF MONROE STREET AND LAND OWNED BY PRINCE GEORGE'S COUNTY (PARCELS 117, 122, 126, AND 184, AND LOTS 101 THROUGH 144 AND LOTS 55 THROUGH 70, SAID LOTS HAVING 28 SEPARATE TAX IDENTIFICATION ACCOUNTS, SITUATED ALONG INWOOD STREET (UNDEVELOPED)), AND LAND OWNED BY THE REDEVELOPMENT AUTHORITY OF PRINCE GEORGE'S COUNTY (PARCEL 28) SAID PARCEL REFERENCED AS THE BLADENSBURG OVERLOOK CONTAINING A TOTAL OF 113 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND SAID RESOLUTION.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a PUBLIC HEARING on said Resolution and the said annexation therein proposed and recommended on:

**Monday, December 9, 2024
at or about 7:00 o'clock P.M.
at 4229 Edmonston Road, Bladensburg, MD 20710**

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about November 7, 2024.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a "Map of the 2024 Extension of the Town of Bladensburg" dated October 2024 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg municipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:
The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland

148292

(11-7,11-14,11-21,11-28)

**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

**405 ARAGONA DRIVE
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated March 2, 2022 and recorded in Liber 47495, Folio 240, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,392.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 12, 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 \$40,000.00 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

148230

(10-24,10-31,11-7)

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

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

By authority contained in a Deed of Trust dated November 30, 2020 and recorded in Liber 44541, Folio 133, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 12, 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 \$34,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148231

(10-24,10-31,11-7)

LEGALS



**BOWIE POLICE DEPARTMENT
FOR IMMEDIATE RELEASE**

Starting October 7, 2024, the Bowie Police Department will relocate some of the City's speed cameras as part of the Safe Speed Camera Program. Pointer Ridge Dr, Millstream Dr, and Stonybrook Dr. cameras will be moved to Dahlia Dr, Nashua Lane, and Tulip Grove Dr. locations. There will be a warning period until November 7, 2024, for the cameras at these new locations, after which civil citations will be issued. For more details and a list of all locations authorized for speed cameras, please visit the City of Bowie's website: www.cityofbowie.org/speedcameras.

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

The program is intended to change driving behavior rather than generate revenue for the city. Over time, as behaviors change, the number of speed camera citations is expected to decrease as drivers reduce speeds and comply with speed limits. Your safety is our priority. Below, you will find a complete list of the speed camera locations.

Residential Camera Locations:
16300 BLK EB Excalibur Rd
16300 BLK WB Excalibur Rd
8100 BLK NB Chestnut Ave
2400 BLK NB Mitchellville Rd
14900 BLK WB Dahlia Dr
15000 BLK WB Nashua Ln
12000 BLK WB Tulip Grove Dr

School Zone Camera Locations:
15200 BLK EB Annapolis Rd
15200 BLK WB Annapolis Rd
7700 BLK NB Laurel Bowie Rd
4600 BLK NB Collington Rd
4600 BLK SB Collington Rd

148064

(10-3,10-10,11-7)

The Prince George's Post Newspaper Call 301-627-0900 or Fax 301-627-6260 Have a Very Safe Weekend

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on November 26, 2024, will be heard on January 28, 2025. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 143, 17 BL 144, 17 BL 145, 17 BL 146

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, December 4, 2024, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS
Attest:
Terence Sheppard
Director
November 1, 2024

148333 (11-7,11-14)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION NOVEMBER 19, 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 OF LOCATION

Nidhi Khaneja, Member-Manager/ Authorized Person for a Class B+, Beer, Wine and Liquor for the use of Samosas and Spirits, LLC, t/a Samosas and Spirits, 10250-C Baltimore Avenue, College Park, 20740 transfer from EJ Developments Incorporated, t/a Mid Atlantic Seafood Restaurant, 13718 Baltimore Avenue, Laurel, 20707, Edward H. Lee, President. Continued from the October 22, 2024 hearing.

TRANSFER

Gurcharan Singh Boparai, President/Treasurer, Pratapray D. Parsana, Vice President/Secretary for a Class A, Beer, Wine, and Liquor for the use of Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744 transfer from t/a Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary/Treasurer, Jaspal S. Kaswala, Secretary.

Pooja K. Patel Member-Manager for a Class A, Beer, Wine, and Liquor for the use of FT Washington, LLC, t/a Fort Washington Liquors, 10200-B Old Fort Road, Fort Washington, 20744 transfer from FT Washington, LLC, t/a Fort Washington Liquors 10200-B Old Fort Road, Fort Washington, Babubhai Patel, President.

Rasik Patel, Member/Authorized Person, Viraj Goheil, Member/Authorized Person for a Class A, Beer, Wine, and Liquor for the use of Drinx Beverages LLC, t/a DRINX Market, 1409 Ritchie Marlboro Road, Capitol Heights, 20743 transfer from t/a Triangle Liquors, Inc., t/a DRINX Market, 1409 Ritchie Marlboro Road, Capitol Heights, 20743, Vera Nikolaeva President/Secretary/Treasurer.

Jin Yu Zheng, President/Secretary/Treasurer, for a Class B(BLX), Beer, Wine, and Liquor for the use of Fortunate Bowie Food, Inc, t/a Ichiban Sushi Asian Bistro, 3921 Evergreen Parkway, Bowie, 20716 transfer from Cheng and Wang, Inc., t/a Ichiban Sushi Asian Bistro, 3921 Evergreen Parkway, Bowie, 20716, Yung Tung Chen, President/Secretary/Treasurer.

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. Continued from the August 27, 2024, September 24, 2024, and October 22, 2024 hearing.

Minaxibahen Patel, Owner/Member for a Class D(R), Beer and Wine for the use of Skyhill Suitland, LLC, t/a My Morningside, 6101 Suitland Road, Suitland, 20746 transfer from Meera, LLC Inc., t/a Suitland Beer and Wine, 6101 Suitland Road, Suitland, 20746, Ricardo A. Young, Member-Manager.

NEW – CLASS B(BCE), BEER, WINE, AND LIQUOR

Joy E. Davis, President/Secretary/Treasurer, for a Class B(BCE),

Beer, Wine, and Liquor, for the use of Hi Qu Event Center, Inc., t/a Hi Qu Event Center, 13711 Old Annapolis Road, Bowie, 20720.

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

Mark Titus Waldo, Managing Member, for a Class B(BLX), Beer, Wine, and Liquor for the use of WCB Camp Springs, LLC, t/a Waldo's Chicken & Beer, 4575 Telfair Blvd, Suite 400A, Temple Hills, 20748. Continued from the October 22, 2024 hearing.

Maria Valladares, Member/ Authorized Person, Jose Portillo, Member/Authorized Person for a Class B(BLX), Beer, Wine, and Liquor for the use of Los Comales Bar and Grill, LLC, t/a Restaurant La Curva, 15107 Sweitzer Lane, Laurel, 20707.

NEW – CLASS B, BEER, AND WINE

Ali R. Arellano, Member/Authorized Person, Gabriela Febres, Member/Authorized Person, Johnny L. Rodriguez, Member/Authorized Person, for a Class B, Beer, and Wine for the use of Arepa Zone the Aster LLC, t/a Arepa Zone, 4341 Calvert Road, College Park, 20740.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, November 19, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 15 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS
Attest:
Terence Sheppard
Director
November 1, 2024

148334 (11-7,11-14)

LEGALS

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.

STACEY ANN JEROME
6605 Clinglog Street
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince George's County, Maryland
Civil Action No.
C-16-CV-24-002788**

Notice is hereby given this 29th day of October, 2024, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6605 Clinglog Street, Capitol Heights, MD 20743, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 29th day of November, 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 29th day of November, 2024, next. The Report of Sale states the amount of the sale to be Two Hundred Ten Thousand Dollars (\$210,000.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
148332 (11-7,11-14,11-21)

LEGALS

**THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
BEFORE THE REGISTER OF WILLS
IN THE ESTATE OF:
EDITH JOANN DAVIS
ESTATE NO: 131896**

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Kenneth M Davis Jr challenging the will dated November 15, 2023.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
148321 (11-7,11-14)

**To Subscribe
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The Prince
George's Post
at
301-627-0900**

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 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: **11/19/2024.**

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

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

2006 FORD	F250	MD	7FD2858	1FTSW20596EA01769
2006 TOYOTA	CAMRY	MD	4CH5314	JTDBE32KX63057145
2004 HONDA	ACCORD	MD	7EJ7178	1HGCM56634A095245
2010 NISSAN	ROGUE	MD	1EL3588	JN8AS5MVXAW133322
2008 HONDA	CIVIC	MD	1EV3605	1HGFA16508L042857
2000 FORD	E250			1FTNE2422YHB16151

**ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD 20747
301-736-7703**

2015 NISSAN	NV200	VA	UYU6107	3N6CM0KNXFK698691
1998 FORD	EXPLORER	MD	4Z8683	1FMZU35P9WZA06754
2009 VOLKSWAGEN	PASSAT	MD	8FL5904	VWVWJ73C69P054176
2012 NISSAN	ALTIMA	VA	TRR6804	1N4AL2AP0C164814
2003 DODGE	RAM 1500	VA	UBX8886	1D7HA16K93J659858

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

2013 INFINITI	M37	VA	UKB7915	JN1BY1AP0DM511678
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**METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400**

2015 VOLKSWAGEN	PASSAT	DC	GV2065	1VWAT7A33FC036685
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**PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222**

2019 VOLKSWAGEN	JETTA	VA	3668XM	3VWC57BU5KM090105
2002 CADILLAC	ESCALADEVA	TKX3960	3GYEK63N82G287946	
2007 HONDA	CIVIC	MD	6GC5204	2HGFA16567H501210
2005 ACURA	TL	MD	4EW5626	19UUA66225A07791
2016 CHRYSLER	TOWN	MD	3EL8978	KL1TD566X8B06224
	AND COUNTRY			
1997 HONDA	ODYSSEY	DC	FA7410	JHMRA1860VC005268

148358 (11-7)

LEGALS

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

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

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

You must reclaim these vehicles by: **11/18/2024.**

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

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

2003 GMC	SIERRA	MD	8GG7430	1GTEC19X73Z358019
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**JD TOWING
2817 RITCHIE RD
FORESTVILLE, MD 20747
301-967-0739**

2003 NISSAN	PATHFINDER			JN8DR09Y83W834555
2012 JEEP	GRAND CHEROKEE			1C4RJFAG0CC315628
2012 CARRY-ON	TRAILER			4YMUL1012CV045338
2010 TOYOTA	PRIUS	WA	BFN7021	JTDKN3DU7A1119720
2008 INFINITI	EX35	TX	CN4B149	JNKAJ09F98M350545
2002 CHEVROLET	2500	PA	YKY1202	1GCCHC24U22E257525
2005 SCION	TC			JTKDE177850002252
2000 TOYOTA	LANDCRUISER	DC	JC9666	JT3HT059Y0109441
2010 MERCEDES BENZ	ML350	MD	24277CL	4JGBB8GBXA559507

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

2016 CHRYSLER	TOWN AND COUNTRY			2C4RC1C66R269701
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**METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400**

2012 FORD	FOCUS			1FAHP3F28CL413916
2005 MAZDA	MAZDA 3			JM1BK323451342483
2011 CHEVROLET	CAMARO			2G1FC1ED3B9103174
2009 NISSAN	MAXIMA			1N4AA51EX9C838451
2008 TOYOTA	CAMBRY	MD	2FA0373	4T1BB46K58U037399
2001 CHRYSLER	CRUISER	MO	LKM870	3C8FY4BB81T312563
2013 MAZDA	CX9	VA	TVL9425	JM3TB3DV0D0409353
2015 KIA	SOUL	VA	TSL2272	KNDJF3A5XF7780911
2007 TOYOTA	SIENNA			5TDBK22C475001097
2001 FORD	TAURUS			1FAFP58U01G184901
2006 NISSAN	ARMADA	VA	TSK4916	5N1AA08A06N737303

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

2006 VOLVO.	TRUCK VNL	CA	XP24693	4V4NC9GH26N417682
2014 VOLVO	D13			4V4NC9EJ7EN156828

148357 (11-7)



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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE T COLSTON
AKA: LILLIE THOMAS COLSTON

Notice is given that Alva C Hines, whose address is 1100 Burketon Rd, Hyattsville, MD 20783-3001, and Dermot Colston, whose address is 723 Carrington Pl, Capitol Heights, MD 20743-1858 were on October 18, 2024 appointed Co-Personal Representatives of the estate of Lillie T Colston who died on September 8, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of April, 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.

ALVA C HINES
DERMOT COLSTON
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. 135167
148324 (11-7,11-14,11-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TROY ANTHONY ROSS

Notice is given that Ameer Ross, whose address is 7063 Palamar Turn, Lanham, MD 20706-2167, was on September 25, 2024 appointed personal representative of the small estate of Troy Anthony Ross, who died on April 12, 2024 without a will.

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

AMEER ROSS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134894
148320 (11-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BERNARD RODOCK SCOTT JR

Notice is given that Tisha R Harrison, whose address is 6404 Brewery Court, King George, VA 22485, and Lisa M Scott, whose address is 5301 Woodland Blvd, Oxon Hill, MD 20745 were on June 20, 2024 appointed Co-Personal Representatives of the estate of Bernard Rodock Scott Jr who died on December 5, 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 20th day of December, 2024.

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.

TISHA R HARRISON
LISA M SCOTT
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. 131747
148250 (10-24,10-31,11-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**TYROME MCCURTIS
HOLLOMON SR**

Notice is given that TYROME MCCURTIS HOLLOMON JR, whose address is 1827 Ridge Creek Dr, Kernersville, NC 27284, was on October 11, 2024 appointed Personal Representative of the estate of TYROME MCCURTIS HOLLOMON SR who died on September 10, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of April, 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.

**TYROME MCCURTIS
HOLLOMON 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. 135113
148328 (11-7,11-14,11-21)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLIVE M PALMER
AKA: OLIVE MARTHA CHALOBAB
OLIVE M CHALOBAB

Notice is given that Edward Chalobah, whose address is 902 Nadine Ct, Hyattsville, MD 20785-4500, was on October 29, 2024 appointed Personal Representative of the estate of Olive M Palmer, who died on July 27, 2024 without a will.

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

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

EDWARD CHALOBAB
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135162
148325 (11-7,11-14,11-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETHENIA PIERCE TAYLOR

Notice is given that Andrea Peyton, whose address is 8707 Greenway Dr, Spotsylvania, VA 22551, was on October 22, 2024 appointed Personal Representative of the estate of Bethenia Pierce Taylor, who died on October 20, 2024 without a will.

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

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

ANDREA PEYTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135194
148329 (11-7,11-14,11-21)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRIETTA THOMPSON

Notice is given that Curtis Thompson, whose address is 1013 Huntsworth Ct, Capitol Heights, MD 20743, was on July 11, 2024 appointed Personal Representative of the estate of Henrietta Thompson, who died on March 19, 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 11th day of January, 2025.

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

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

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

CURTIS THOMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133847
148258 (10-24,10-31,11-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NATHANIEL CLYDE COLSON

Notice is given that Jeffrey P Colson, whose address is 1112 Chillum Manor Rd, Hyattsville, MD 20783-3015, was on October 9, 2024 appointed Personal Representative of the estate of Nathaniel Clyde Colson, who died on September 1, 2024 without a will.

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

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

JEFFREY P COLSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134986
148326 (11-7,11-14,11-21)

LEGALS

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

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

**In Re: GUARDIANSHIP OF:
AMEERE JEROME M., JR.
a/k/a
QUENTIN P.G.**

Respondent

Case Number: C-16-JV-23-000734
CROSS-REFERENCE WITH:
CINA 22-0015

**NOTICE BY PUBLICATION
TO MOTHER**

**To: Brittany Martin
Relationship: Mother**

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number **C-16-JV-23-000734**. All persons who believe themselves to be the parents of a male child born on the 5th day of August 2022, at MedStar Southern Maryland Hospital Center in Prince George's County, Maryland to Brittany Martin, natural mother, aged 33 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit
For Prince George's County,
Maryland
148315 (11-7)

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

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

**In Re: GUARDIANSHIP OF:
AMEERE JEROME M., JR.
a/k/a
QUENTIN P.G.**

Respondent

Case Number: C-16-JV-23-000734
CROSS-REFERENCE WITH:
CINA 22-0015

**NOTICE BY PUBLICATION
TO FATHER**

**To: John Doe
Relationship: Father**

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number **C-16-JV-23-000734**. All persons who believe themselves to be the parents of a male child born on the 5th day of August 2022, at MedStar Southern Maryland Hospital Center in Prince George's County, Maryland to Brittany Martin, natural mother, aged 33 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit
For Prince George's County,
Maryland
148316 (11-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALD L HAMMOND

Notice is given that Gail Meredith, whose address is 404 Indian Hill Ct, Accokeek, MD 20607, was on August 21, 2024 appointed personal representative of the small estate of Gerald L Hammond, who died on March 2, 2023 without a will.

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

All persons having any objection to the appointment 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 MEREDITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131563
148319 (11-7)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ROBINSON

Notice is given that Jacqueline Robinson Magruder, whose address is 506 Ashaway Ln, Upper Marlboro, MD 20774-8777, was on October 21, 2024 appointed Personal Representative of the estate of Mary Robinson, who died on April 15, 2015 without a will.

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

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

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

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

JACQUELINE ROBINSON MAGRUDER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132743
148330 (11-7,11-14,11-21)

*The Prince
George's Post
Newspaper
Call 301-627-0900 or
Fax 301-627-6260*

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 19, 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, November 19, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-006-2024 (DR-2) AN ACT CONCERNING PRINCE GEORGE'S COUNTY RE-ENTRY EMPLOYMENT INCENTIVE PROGRAM for the purpose of expanding the Re-Entry Employment Incentive Program to County government agencies; providing for regulations and qualifications to the Re-Entry Employment Incentive Program for County agencies; establishing the Re-Entry Employment Incentive Program Fund; requiring a minimum annual appropriation; ; providing an exception to the hiring preference requirement; requiring reporting requirements; and generally relating to re-entry hiring.

CB-016-2024 (DR-2) AN ACT CONCERNING LATE-NIGHT BUSINESS SAFETY PLAN for the purpose of requiring certain businesses that operate between 12:00 a.m. and 4:00 a.m. to obtain a late-night safety plan from the Prince George's County Police Department; that requires the business to obtain an approved late-night safety plan before operating; that the business must operate under the terms of the approved late-night safety plan; that an approved late-night safety plan authorizes the business to operate for three (3) years; that at the expiration of the three (3) period the business will need to obtain a new approved late-night safety plan; and that businesses operating without an approved late-night safety plan are subject in a civil fine for each day it operates without an approved late-night safety plan.

CB-030-2024 (DR-2) AN ACT CONCERNING UNTRACEABLE FIREARMS AND MINORS for the purpose of prohibiting the transfer of untraceable firearms to minors; and increasing the maximum penalty for each violation; and other general provisions related to untraceable firearms.

CB-046-2024 (DR-3) AN ACT CONCERNING REFUSE COLLECTION - CONTAINERS (LOCKS) for the purpose of [providing that every approved commercially available type of container, including dumpsters, shall have a lock to secure the trash and control any overflow before it is properly dumped, pursuant to the terms of this Subdivision;] providing for the storage of refuse, complaints, and fines; and generally regarding refuse.

CB-060-2024 (DR-2) AN ACT CONCERNING PREFERENCES FOR COUNTY-BASED SMALL BUSINESS, COUNTY-BASED BUSINESS, COUNTY-BASED MINORITY BUSINESS ENTERPRISE AND COUNTY-LOCATED BUSINESS FOR GOODS AND SERVICES AS APPLICABLE TO THE EXEMPTIONS OF SECTION 10A-108(A) for the purpose of allowing products, goods, and services that are subject to exemptions found in Section 10A-108(a) to be a part of open competition in the Prince George's County's procurement process.

CB-064-2024 AN ACT CONCERNING THE ISSUANCE OF SPECIAL OBLIGATION BONDS FOR THE MILL BRANCH CROSSING DEVELOPMENT DISTRICT for the purpose of providing that special obligation tax increment financing bonds may be issued from time to time under the provisions of this Act and Sections 12-201 through 12-213, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Tax Increment Financing Act"), and consistent with the provisions of CR-062-2024, adopted by the County Council of Prince George's County, Maryland (the "County Council") on [____], 2024 (the "Formation Resolution"), in an amount not to exceed the aggregate principal amount of Seventeen Million Five Hundred Thousand Dollars (\$17,500,000), in order for Prince George's County, Maryland (the "County") to finance or reimburse, in accordance with the Tax Increment Financing Act, costs related to the construction and installation of certain infrastructure improvements, as more particularly described herein, and to pay certain costs of issuing such bonds; ratifying and confirming the designation of the Mill Branch Crossing Development District; making certain findings and determinations, among others, concerning the public benefit and purpose of such bonds, including that prior to the issuance of such bonds certain criteria set forth in CR-21-2019 (irrespective of any provision of CR-21-2019 to the contrary) and the provisions of CB-51-2022 will apply, including but not limited to the "But-For Test," the "Trigger Mechanism/Look Back Provision," a determination of impact on the County credit/bond rating, and the delivery and approval of a Supplier Diversity and Equity Plan have been satisfied; providing that such bonds authorized to be issued hereby shall be payable from certain amounts levied and deposited in the Tax Increment Fund (as defined in the Formation Resolution) and that such bonds shall not constitute a general obligation debt of the County or a pledge of the County's full faith and credit or taxing power other than the County's pledge of the taxes representing the levy on the Tax Increment (as defined in the Formation Resolution); specifying certain terms and conditions with respect to the issuance of the bonds and the financing or reimbursement of certain infrastructure improvements; authorizing the County Executive of the County (the "County Executive") to specify, prescribe, determine, provide for and approve certain details, forms, documents or procedures in connection with such bonds issued hereunder and any other matters necessary or desirable in connection with the authorization, issuance, delivery and payment of such bonds; authorizing the County Executive to take certain actions, execute documents and make certain commitments on behalf of the County in connection with the issuance and delivery of such bonds consistent with the provisions of this Act; authorizing the execution and delivery of such bonds and such other documents as may be necessary and desirable to effectuate the financing of certain infrastructure improvements described herein and the issuance and delivery of such bonds; and generally providing for, and determining various matters in connection with, the issuance, delivery and payment of such bonds.

CB-065-2024 (DR-2) AN ACT CONCERNING LAND BANK AUTHORITY OF PRINCE GEORGE'S COUNTY for the purpose of amending the Prince George's County Code to establish the Land Bank Authority of Prince George's County in accordance with the Annotated Maryland Code to acquire, manage, maintain, and repurpose blighted, abandoned, and distressed properties in Prince George's County and have other powers and authority conferred by Maryland law upon land banks generally.

CB-068-2024 AN ACT CONCERNING THE PRINCE GEORGE'S COUNTY CODE (2023 EDITION) for the purpose of adopting and publishing the 2023 Edition of the Prince George's County Code.

CB-072-2024 (DR-2) AN ACT CONCERNING REGULATION OF INVASIVE BAMBOO for the purpose of regulating invasive bamboo, and generally relating to the regulation of invasive bamboo.

CB-073-2024 (DR-2) AN ACT CONCERNING NOISE CONTROL for the purpose of clarifying the County noise policy; providing for a certain definition; providing for maximum allowable noise levels; repealing waivers and certain regulations and fees for noise level and noise disturbance standards for construction; repealing certain exceptions; providing for certain exemptions; providing for increased penalties; providing for changes for certain civil citation; providing for the issuance of regulations establishing the equipment and techniques used to measure vibrations effective on a certain date; and generally regarding noise control.

CB-076-2024 AN ACT CONCERNING TRANSPARENCY IN LAW ENFORCEMENT ACCOUNTABILITY for the purpose of delineating the current practices and understandings utilized to implement Section 2-537 and to ensure a consistent interpretation and clarifying that the law applies to both on-duty and off-duty conduct, aligning with the law enforcement general order.

CB-077-2024 (DR-3) AN ACT CONCERNING WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE for the purpose of revising the validity and grandfathering and notification requirements in the existing subtitle; and generally regarding woodland and wildlife habitat conservation.

CB-080-2024 (DR-2) AN ACT CONCERNING THE VACANT REAL PROPERTIES TAX RATE for the purpose of establishing a real property tax rate for real properties consisting of vacant houses/buildings or improved property cited as vacant and unfit for habitation or other authorized use on a housing or building violation notice.

LEGALS

CB-081-2024 AN ACT CONCERNING COMMUNITY INFORMED POLICE TRAINING for the purpose of creating a collaboration in the recruitment of police cadets and police training among the Prince George's County Police Department, local educational institutions and Prince George's County based non-profit organizations that have been working on police reform and criminal justice issues.

CB-082-2024 (DR-2) AN ACT CONCERNING COMMERCIAL PROPERTY STANDARDS for the purpose of prohibiting framing lights in commercial storefronts to reduce the harmful effects of light pollution on Prince George's County residents and neighborhoods; and providing for certain fines for non-compliance.

CB-083-2024 (DR-2) AN ACT CONCERNING VEHICLE LAW - NOISE ABATEMENT MONITORING SYSTEMS - PILOT PROGRAM for the purpose of establishing a pilot program to authorize the use of noise abatement monitoring systems in Prince George's County, to enforce certain motor vehicle noise requirements; and generally relating to the use of noise abatement monitoring systems.

CB-084-2024 (DR-3) AN ACT CONCERNING STOP SIGN MONITORING SYSTEMS - SCHOOL ZONES - AUTHORIZATION For the purpose of authorizing and implementing the use of stop sign monitoring systems on State and local highways located in Prince George's County in a school zone to record violations of State law requiring obedience to stop signs pursuant to Md. Code Transportation Article Section 21-707, made a part hereof and set forth wholly within this Act; making this Act an emergency bill; providing for the effective date of this Act; providing for the adoption of this Act; and other related provisions to the use and enforcement of stop sign monitoring systems in Prince George's County.

A public emergency exists affecting the public health, safety, and welfare; said emergency being to significantly reduce delay for municipalities to implement stop sign monitoring systems to prevent further incidents in school zones thereby positively affecting the public safety in the County.

CB-085-2024 (DR-2) AN ACT CONCERNING UNIVERSAL DESIGN FOR HOUSING - REVISIONS for the purpose of adding and revising certain definitions; providing for certain exemptions; requiring certain alarms; regarding the potential waiver of certain requirements by the Director of the Department of Permitting, Inspections and Enforcement in certain instances; requiring a certain form for the application for certain waiver exemptions; assessing a certain administrative fee in an amount per each waiver per each dwelling unit in a residential development project at the time of building permit for the cost of the Department of Permitting, Inspections and Enforcement's processing and review of the Universal Design for Housing waiver provision as prescribed in the Table of Fees; imposing penalties for non-compliance of certain violations of the Universal Design for Housing law; providing for a certain appeal from a certain waiver denial; and generally regarding Universal Design elements for certain newly constructed residential housing dwelling units.

CB-086-2024 (DR-3) AN ACT CONCERNING ABANDONED VEHICLES for the purpose of providing for the prohibition of abandoning vehicles within the County under certain circumstances; providing for certain increased fines; providing for certain increased penalties; and generally regarding towing of abandoned vehicles.

CB-088-2024 (DR-3) AN ACT CONCERNING MINIMUM WAGE INDEXING for the purpose of indexing Prince George's County's minimum wage to the Consumer Price Index.

CB-092-2024 (DR-2) AN EMERGENCY ACT CONCERNING COUNTY COUNCIL SPECIAL PRIMARY ELECTIONS AND SPECIAL GENERAL ELECTIONS for the purpose of providing for a special primary election and special general election to fill a vacancy on the County Council; providing for the adoption of a certain Resolution regarding a certain vacancy; providing for certain dates for a special primary election and a special general election; providing for a certain conduct of elections pursuant to State law; providing for a ballot by petition; providing for the nomination of candidates of non-principal political parties; repealing a certain candidate statement; providing for references to the voting for an At-Large seat; providing for references to the Local Board of Elections; providing for references to special primary elections and special general elections; making this Act an emergency bill; providing for the effective date of this Act; providing for the adoption of this Act; and generally regarding special primary elections and special general elections in Prince George's County.

A public emergency exists affecting the public health, safety, and welfare; said emergency being having the County special primary elections law and special general elections law comport with State election legal requirements; potential for uncertainty to result due to conflict with State law and anticipated multiple special elections in the near future; the probable multiple special elections beginning this calendar year which are anticipated to cost the County a significant amount of funds in an challenging budget year and anticipated upcoming challenging budget year; the prior costs for the 2022 special election in District 8 costing the County approximately \$660,000 and the 2024 special election for the at-large seat costing the County approximately \$2.1 million, not including the costs for the November 2024 general election; and the potential for a special primary election and special general election for a County Council seat vacancy.

CB-093-2024 (DR-2) AN EMERGENCY ACT CONCERNING COUNTY EXECUTIVE SPECIAL PRIMARY ELECTIONS AND SPECIAL GENERAL ELECTIONS for the purpose of providing for a special primary election and special general election to fill a vacancy in the Office of the County Executive; providing for the adoption of a certain Resolution regarding a certain vacancy; providing for certain dates for a special primary election and a special general election; providing for the removal of a prohibition on a special primary election and special general election from being held at a certain time; requiring certain provisions for ballot by petition and nomination of candidates of non-principal political parties; providing for certain publication requirements; providing for the mailing of a certain specimen ballot; providing for references to special primary elections and special general elections; providing for references to the Local Board of Elections; repealing a certain candidate statement; making this Act an emergency bill; providing for the effective date of this Act; providing for the adoption of this Act; and generally regarding special primary elections and special general elections in Prince George's County.

A public emergency exists affecting the public health, safety, and welfare; said emergency being having the County special primary elections law and special general elections law comport with State election legal requirements; potential for uncertainty to result due to conflict with State law and anticipated multiple special elections in the near future; the probable multiple special elections beginning this calendar year which are anticipated to cost the County a significant amount of funds in an challenging budget year and anticipated upcoming challenging budget year; the prior costs for the 2022 special election in District 8 costing the County approximately \$660,000 and the 2024 special election for the at-large seat costing the County approximately \$2.1 million, not including the costs for the November 2024 general election; and the potential for a special election for a County Executive vacancy.

CB-096-2024 AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of adding classes of work to the Classification Plan of the County.

CB-097-2024 AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - PROHIBITION OF RENT GOUGING for the purpose of preventing landlords exempt from rent stabilization regulations from raising rents excessively by capping annual increases at fifteen percent.

CB-098-2024 (DR-3) AN ACT CONCERNING BUSINESSES AND LICENSES - SHOPPING CART CONTROL for the purpose of keeping shopping carts out of communities by requiring retail businesses to label and equip shopping carts with control devices; imposing penalties on non-complaint businesses; providing for appeals of such penalties; and authorizing the promulgation of implementing regulations.

CB-099-2024 AN ACT CONCERNING REDEVELOPMENT AUTHORITY for the purpose of amending the County Code to separate the budgeting and personnel functions of the Redevelopment Authority from the Department of Housing and Community Development, and clarifying personnel provisions pertaining to employees of the Redevelopment Authority.

CB-100-2024 (DR-2) AN ACT CONCERNING HOUSING AUTHORITY FOR PRINCE GEORGE'S COUNTY for the purpose of amending the County Code to separate the budgeting and personnel functions of the Housing Authority for Prince George's County from the Department of Housing and Community Development and clarifying personnel provisions pertaining to employees of the Housing Authority.

CB-101-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 3, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCALS 2462, 2735, 3389 AND 1170 for the purpose of approving the labor agreement by and between Prince George's County, Maryland and Council 3, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Locals 2462, 2735, 3389 and 1170 to provide for wages and certain other terms and conditions

LEGALS

of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

CB-102-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - DEPUTY SHERIFF'S ASSOCIATION OF PRINCE GEORGE'S COUNTY, INC. (CIVILIAN UNITS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Deputy Sheriff's Association of Prince George's County, Inc. (Civilian Units), to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board.

CB-103-2024 (DR-2) AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS for the purpose of declaring the reallocation of agency appropriations in the General Fund to assist in the fiscal year end closing process for the Approved Fiscal Year 2024 Budget.

CB-104-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 3, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 3, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management from time to time.

CB-105-2024 (DR-2) AN ACT CONCERNING ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN MULTIFAMILY AND COMMERCIAL DEVELOPMENTS for the purpose of providing for certain definitions; requiring newly constructed and substantially-renovated multifamily and commercial developments to install the necessary infrastructure to support electric vehicle charging; authorizing DPJE to set permitting guidelines for charging station infrastructure; establishing property owner responsibility for charging station maintenance; and applying electric vehicle charging safety standards to commercial buildings.

CB-106-2024 (DR-2) AN ACT CONCERNING COUNTY REAL PROPERTY for declaring certain parcels of County-owned real property as surplus and no longer needed for County use.

CB-107-2024 (DR-2) AN ACT CONCERNING LANDLORD-TENANT - EMERGENCY EVACUATION PLANS - AGE RESTRICTED SENIOR HOUSING for the purpose of amending provisions of the Prince George's County Code requiring landlords to provide for emergency evacuation plans for age restricted senior housing; providing for compliance with certain codes; providing for the posting of the emergency evacuation plans in certain areas; providing for the placement of the emergency evacuation plans online; providing for the optional placement of a certain stickers on units identifying persons with physical disabilities; and generally regarding emergency evacuation plans in age restricted housing.

CB-108-2024 AN ACT CONCERNING THE ISSUANCE AND SALE OF GENERAL OBLIGATION BONDS AND GENERAL OBLIGATION STORMWATER MANAGEMENT BONDS for the purpose of authorizing and empowering Prince George's County, Maryland to issue and sell an amount not to exceed seven hundred three million fifty-five thousand dollars (\$703,055,000) in aggregate principal amount of general obligation bonds and one hundred three million two hundred ninety-one thousand dollars (\$103,291,000) in aggregate principal amount of general obligation stormwater management bonds for the purpose of providing funds for financing in whole or in part costs of the planning, acquisition, construction, reconstruction, establishment, extension, enlargement, demolition, or improvement of certain capital projects and stormwater projects, respectively, set forth in the capital budget of the County for the fiscal year ending June 30, 2025; describing the projects or usable parts to be financed in whole or in part from the proceeds of the bonds hereby authorized and the estimated costs thereof and the probable useful lives thereof; prescribing or providing for the procedures for the issuance and sale of such bonds at private (negotiated) sale or public sale; declaring the County's official intent to reimburse itself for certain expenditures paid before the issuance of the bonds authorized hereby in accordance with applicable Income Tax Regulations; authorizing the consolidation of such bonds with other bonds for purposes of such sale; showing compliance with the power of the County to incur indebtedness; directing the application of the proceeds of such bonds and the proceeds of bonds previously issued by an act of the County; pledging the full faith and credit and taxing power of the County to the payment of such bonds and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bonds when due; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such general obligation stormwater management bonds related to clean water projects when due; authorizing and empowering the County to issue and sell an amount not to exceed eight hundred six million three hundred forty-six thousand dollars (\$806,346,000) in aggregate principal amount of bond anticipation notes and covenanting to issue bonds in anticipation of which such notes are issued; pledging the full faith and credit and taxing power of the County to the payment of such bond anticipation notes and providing for the levy and collection of taxes necessary for the payment of the principal of and interest on such bond anticipation notes when due and authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such bond anticipation notes related to clean water projects when due; directing the application of the proceeds of such bond anticipation notes; directing the application of the proceeds of such bonds; providing for the issuance of such bond anticipation notes in the form of commercial paper or revolving loan notes; providing for the issuance of such bond anticipation notes and the bonds in the form of variable rate demand obligations; authorizing certain determinations to be made in connection with the sale of any such bond anticipation notes; authorizing the consolidation of such bond anticipation notes with other notes for purposes of such sale; authorizing and empowering the County to issue, sell and deliver general obligation refunding bonds and general obligation stormwater management refunding bonds for the purpose of refunding all or a part of the bonds authorized hereby or in prior Acts of the County in an aggregate principal amount not to exceed 150% of the outstanding principal amount of the bonds to be refunded thereby, the proceeds of such refunding bonds to be used for the public purpose of providing funds sufficient to pay principal of, redemption premium, if any, and interest on such refunded bonds at the respective maturity, redemption, and interest payment dates of such refunded bonds and related issuance costs; prescribing or providing for the procedure for the issuance and sale of such refunding bonds; empowering the County Executive to determine the time and method for the sale of such refunding bonds and other details with respect to the sale of such refunding bonds; pledging the full faith and credit of the County to the payment of the principal of, redemption premium, if any, and the interest on such refunding bonds when due; and providing for the levy and collection of taxes necessary for the payment of the principal of, redemption premium, if any, and interest on such refunding bonds when due, showing compliance with the limitations on the power of the County to incur indebtedness; authorizing the pledge of Clean Water Act Fees to the payment of the principal of and interest on such refunding bonds related to clean water projects when due; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on such bonds, bond anticipation notes and refunding bonds, as applicable; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of and entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the issuance, sale and delivery of the general obligation and stormwater management bonds, bond anticipation notes and refunding bonds authorized by this Act.

CB-109-2024 AN ACT CONCERNING SOLID WASTE ADVISORY COMMISSION COMPOSITION for the purpose of amending the Solid Waste Advisory Commission by revising the number of appointed members serving on the Commission; reestablishing the process for appointments to the Commission; and generally related to the appointments of the Solid Waste Advisory Commission.

COUNCIL RESOLUTIONS

CR-083-2024 A RESOLUTION CONCERNING UNIVERSAL DESIGN FOR HOUSING WAIVER REQUEST FEE for the purpose of adopting an administrative Universal Design for Housing Waiver Request Fee for the processing and review of an applicant's universal design for housing waiver request; and generally regarding waivers and administrative fees.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: online@pgccouncil.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.**

LEGALS

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

148338 (11-7,11-14)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, NOVEMBER 19, 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, November 19, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Commission for Individuals with Disabilities:

- Ms. Melissa Scales Hamilton** Reappointment
Public Member
Term Expiration: 7/1/2027
- Mr. Austin D. Martinez** Appointment
General/Public Member
Replacing: William R. Brownlee
Term Expiration: 7/1/2026
- Mr. Raymond J. Nardella** Appointment
Consumer Member
Replacing: (Vacant)
Term Expiration: 7/1/2027
- Ms. Katrina Dixon Patterson** Reappointment
Agency Member
Term Expiration: 7/1/2027
- Ms. Dahlia M. Shaewitz** Reappointment
Agency Member
Term Expiration: 7/1/2027
- Ms. Afiya J. Watkins** Appointment
Consumer Member
Replacing: (Raymond Raysor-Vacant)
Term Expiration: 7/1/2027

Appointment of the following individuals to the Commission for Women:

- Ms. Deidre N. Jackson** Reappointment
Term Expiration: May 1, 2027
- Ms. Amira M. O'Neal** Reappointment
Term Expiration: May 1, 2027
- Ms. Ioana Stoica** Reappointment
Term Expiration: May 1, 2027

Appointment of the following individuals to the Commission on Fathers, Men and Boys:

- Mr. Peter C. Miller** Appointment
Replacing: Joseph E. Jones
Term Expiration: 10/31/2027
- Mr. Calvin L. Osborne** Appointment
Replacing: Mel Franklin
Term Expiration: 10/31/2027
- Mr. Darrin A. Sharp** Appointment
Replacing: Mahssan "Bear" Afkhami
Term Expiration: 10/31/2026

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

148339 (11-7,11-14)

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PRINCE GEORGE'S
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LEGALS

ORDER OF PUBLICATION

NAR Solutions, Inc.
c/o Steven Harding
PO Box 31700
Omaha, NE 68131

Plaintiff,

v.

William G Sylvester
Cheryl L Sylvester
State of Maryland

Defendants

14905 TARYN LEA CT, ACCOKEEK, MD 20607

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

14905 TARYN LEA CT, ACCOKEEK, MD 20607, District 05, described as follows:

LOT 10 Plat Three Heron Creek

and assessed to SYLVESTER WILLIAM G & CHERYL L.

**In the Circuit Court for Prince George's County, Maryland
Case No: C-16-CV-24-005258**

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

14905 TARYN LEA CT, ACCOKEEK, MD 20607 in Prince George's County, Maryland, described as:

Lot 10, as shown on a plat entitled "Plat Three Heron Creek" which Plat is recorded among the Land Records of Prince George's County in Blat Book REP 211, Page 45.

and assessed to SYLVESTER WILLIAM G & CHERYL L.

(the "Property").

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

It is thereupon this 4th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 7th day of January, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148350 (11-7,11-14,11-21)

ORDER OF PUBLICATION

NAR Solutions, Inc.
c/o Steven Harding
PO Box 31700
Omaha, NE 68131

Plaintiff,

v.

1009 Chillum Inc.

Defendants

1009 CHILLUM RD APT 203, HY-ATTSVILLE, MD 20782

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

1009 CHILLUM RD APT 203, HY-ATTSVILLE, MD 20782, District 17, described as follows:

UNIT 203

and assessed to 1009 CHILLUM INC A DISTRICT OF.

**In the Circuit Court for Prince George's County, Maryland
Case No: C-16-CV-24-005238**

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

1009 CHILLUM RD APT 203, HY-ATTSVILLE, MD 20782 in Prince George's County, Maryland, described as:

Unit 203, of land unit 3, in a horizontal condominium regime entitled th Fairmont 10009 Condominium, as per plats thereof recorded in Plat Book Rep 212, at pages 44 through 47 recorded among the Land Records of Prince George's County, Maryland, together with an undivided 1.8300% percentage interest (Unit Owners Percentage Interest") in the limited and common elements as set forth in the Declaration of Condominium of the Fairmont 1009 Condominium recorded concurrently with the above plats on May 5, 2006, and any subsequent amendments which may be recorded from time to time.

and assessed to 1009 CHILLUM INC A DISTRICT OF

(the "Property").

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

It is thereupon this 4th day of November, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 7th day of January, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148349 (11-7,11-14,11-21)

NOTICE

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

v.

Deirdre Bennett, Personal Representative of the Estate of Janet C. Nellums
1308 Sutler Terrace
Oxon Hill, MD 20745

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-003461**

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$266,000.00. The property sold herein is known as 1308 Sutler Terrace, Oxon Hill, MD 20745.

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

True Copy—Test:
Mahasin El Amin, Clerk
148354 (11-7,11-14,11-21)

NOTICE

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

v.

Sonji L. Bradley
a/k/a Sonji Lavern Bradley
7326 Donnell Place #D4
District Heights, MD 20747

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-003545**

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$112,631.71. The property sold herein is known as 7326 Donnell Place #D4, District Heights, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
148356 (11-7,11-14,11-21)

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

v.

Innocent K. Kumazah
6506 America Boulevard 211
Hyattsville, MD 20782

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-002854**

Notice is hereby given this 4th day of November, 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 4th day of December, 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 4th day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$304,200.00. The property sold herein is known as 6506 America Boulevard 211, Hyattsville, MD 20782.

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

True Copy—Test:
Mahasin El Amin, Clerk
148351 (11-7,11-14,11-21)

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

v.

E&A Nile Investments, LLC

AND

Abdulrahman Mohamed,
a/k/a Abdulrahman Issam Mohamed

1316 Edgewick Avenue
Capitol Heights, MD 20743
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-003928**

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$203,000.00. The property sold herein is known as 1316 Edgewick Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:
Mahasin El Amin, Clerk
148353 (11-7,11-14,11-21)

NOTICE

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

v.

E&A Nile Investments LLC

AND

Abdulrahman Mohamed,
a/k/a Abdulrahman Issam Mohamed

AND

E&A Nile Investments, LLC

5506 Shawnee Drive
Oxon Hill, MD 20745
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-003744**

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$377,100.00. The property sold herein is known as 5506 Shawnee Drive, Oxon Hill, MD 20745.

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

True Copy—Test:
Mahasin El Amin, Clerk
148352 (11-7,11-14,11-21)

LEGALS

NOTICE

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

v.

Corey J. Kane
6305 Hil Mar Drive Unit 9
Forestville, MD 20747
Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-003999**

Notice is hereby given this 1st day of November, 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 2nd day of December, 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 2nd day of December, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$122,532.84. The property sold herein is known as 6305 Hil Mar Drive Unit 9, Forestville, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
148355 (11-7,11-14,11-21)

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LEGALS

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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3617 DIXON STREET
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated August 10, 2007 and recorded in Liber 28957, Folio 578, modified by Loan Modification Agreement recorded on March 3, 2016, at Liber No. 37923, Folio 202, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,799.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 12, 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 \$16,000.00 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

148232 (10-24,10-31,11-7)

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

**13615 VINCENT WAY
BOWIE, MD 20715**

By authority contained in a Deed of Trust dated January 26, 2007 and recorded in Liber 39806, Folio 73, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an interest rate of 7.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

NOVEMBER 12, 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 \$33,000.00 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

148233 (10-24,10-31,11-7)

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

**6805 NORTHGATE PARKWAY
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated June 11, 2012 and recorded in Liber 34136, Folio 564, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,104.00, 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

NOVEMBER 12, 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 \$21,000.00 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

148234 (10-24,10-31,11-7)

LEGALS

Perry J Becker Esq
14300 Gallant Fox Lane Suite 218,
Bowie, MD 20715
301-262-6000

Patrick M. Klemz, Esq.
1100 Wayne Avenue - Suite 825
Silver Spring, Maryland 20910
240-963-3717

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BRENDA JANELL CARGILE
THORNTON**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DAVID CRITTENDEN
AKA DAVID JEWEL CRITTENDEN**

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on September 3, 2024 appointed Personal Representative of the estate of Brenda Janell Cargile Thornton, who died on August 15, 2023 without a will.

Notice is given that Novell Marie Riley, whose address is 2128 University Drive - #D25, Vista, CA 92083, was on October 16, 2024 appointed Personal Representative of the estate of David Crittenden, AKA David Jewel Crittenden, who died on July 11, 2024 without a will.

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

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 3rd day of March, 2025.

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 April, 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:

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

(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.

(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.

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

PERRY J BECKER
Personal Representative

NOVELL MARIE RILEY
Personal Representative

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

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

Estate No. 130327

Estate No. 134661

148253 (10-24,10-31,11-7)

148251 (10-24,10-31,11-7)

LEGALS

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

Law Office of Thomas P. Hartnett
700 Pennsylvania Avenue, SE
Suite 2006
Washington, DC 20003
202-966-0066

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DORIS M. FLOWE
AKA DORIS MARIE FLOWE**

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANH NGUYEN PHAM

Notice is given that Stacy A. Tranquille, whose address is 103 Palm Drive, Sanford, NC 27332, was on October 10, 2024 appointed Personal Representative of the estate of Doris M. Flowe, AKA Doris Marie Flowe, who died on August 4, 2024 without a will.

Notice is given that Tuan Huu Phan, whose address is 10916 Shallow Creek Dr, Great Falls, VA 22066, was on October 11, 2024 appointed Personal Representative of the estate of Anh Nguyen Pham who died on August 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.

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 April, 2025.

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 11th day of April, 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:

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

(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.

(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.

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.

STACY A. TRANQUILLE
Personal Representative

TUAN HUU PHAN
Personal Representative

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

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

Estate No. 134814

Estate No. 135006

148252 (10-24,10-31,11-7)

148245 (10-24,10-31,11-7)

LEGALS

Matthew J. Dyer, Esquire
Haskell & Dyer LLC
P.O. Box 1299
Upper Marlboro, MD 20773
301-627-5844

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA M. CHAMBERLAIN

Notice is given that Herbert McCall, whose address is 12809 Country Ln, Waldorf, MD 20601-3336, was on October 4, 2024 appointed Personal Representative of the estate of Angela M. Chamberlain who died on May 8, 2022 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 4th day of April, 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.

HERBERT MCCALL
Personal Representative

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

Estate No. 127057

148246 (10-24,10-31,11-7)

Call 301-627-0900 for a quote.

LEGALS

File No. 23-PG-RT-1018

ORDER OF PUBLICATION

RTL-F-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M.
O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Foot Creek, LLC, and
Commercial Lending, LLC, Lender,
and Russell S. Drazin, Substitute
Trustee, and
Prince George's County, Maryland,

And

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

**617 Balboa Ave
Capitol Heights, MD 20743**

Legal Description: LOTS A 16 17 18
IMPS ON 17 18
Property Account ID: 18-1990928
Deed Ref.: 46790/389
Assessed to: Foote Creek, LLC,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case Number:
C-16-CV-24-004844**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County and described as:

**617 Balboa Ave, Capitol Heights,
MD 20743**

Legal Description: LOTS A 16 17 18
IMPS ON 17 18
Property Account ID: 18-1990928
Deed Ref.: 46790/389
Assessed to: Foote Creek, LLC

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

It is thereupon this 21st day of October, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, before the 15th day of November, 2024, warning all persons interested in the said properties to be and appear in this Court by the 24th day of December, 2024 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

148272 (10-24,10-31,11-7)

THIS COULD BE YOUR AD!

Call 301-627-0900
for a quote.

The Prince George's Post!
Call 301-627-0900 Today!

LEGALS

**PRINCE GEORGE'S COUNTY
Board of License Commissioners**

R.R. NO. 75 – ENTERTAINMENT PERMITS

In accordance with Section 26-1103 and Section 26-1103.1 of the Alcoholic Beverages Article of the Annotated Code of Maryland, the Board of License Commissioners is authorized to issue a Special Entertainment Permit and Family Entertainment Permit to qualified businesses with a Class B License. The Board will hold a public hearing in conjunction with the request for an Entertainment Permit.

The **Special Entertainment Permit** authorizes the holder to provide entertainment, allow patron dancing, with the appropriate County permit issued by Department of Permits, Inspection and Enforcement (DPIE) and impose a cover charge under conditions as determined by the Board and in compliance with all County laws.

Entertainment is broadly defined and includes, but is not limited to, any type of performance provided by the licensee or any of his/her employees or agents on the licensed premises. Some examples of entertainment are:

1. Music played by a disc jockey, musician, band, agent or employee of the licensee,
2. Choreography demonstrated by a dancer,
3. Jokes told by a comedian,
4. Songs performed by a vocalist or instrumentalist,
5. Karaoke machine with vocalist.
6. Exotic dancing performed by a stripper (ONLY, if previously authorized by the board).

In a restaurant setting, where the licensed establishment **does not have** an Entertainment Permit, the music must be played through the restaurant's sound system without the assistance of the Licensee, Disc Jockey, Agent, or Employee of the establishment. Basically, the music may not be manipulated with a computer (laptop), iPad, iPod, Cell Phone, Bluetooth Speaker System, or any MP3 Player. The music shall not be loud enough to be heard outside of the licensed establishment, or louder than what background music in a restaurant would be played. Additionally, customers should not have to raise their voices to be heard when speaking due to the music.

Licensees do not need a Special Entertainment Permit for activities that are not considered entertainment. The following examples are NOT considered entertainment:

1. Music played on a restaurant's sound system without the assistance of a disc jockey, agent or employee of the Licensee.
2. Electronic, mechanical, or other devices (e.g. television, video game, pool table, pinball machine, ping pong table, mechanical ball, carousel, jukebox, etc.) that are provided for customer use to enhance the restaurant experience.

Family Entertainment Permit: The Board may issue the permit to a holder of a Class B (on-sale) license. The Board authorizes the holder to provide entertainment no later than 12:00 midnight and impose a cover charge when the business offers entertainment suitable for families as determined by the Board and in compliance with all County laws. The permit holder shall comply with all requirements under county law, including zoning and use and occupancy laws. The room in which the entertainment is to be provided has a seating capacity of not more than 110 individuals. The average daily receipts from the sale of food and non-alcoholic beverages will be at least 60% of the total daily receipts. The establishment will offer the same menu, including appetizers, main courses, and desserts, throughout the establishment and during the time when the entertainment is provided. The prices for food and drink in the room where the entertainment is to be provided will not vary from the prices for food and drink offered elsewhere in the establishment.

The establishment will allow underage persons to view the entertainment and will not offer entertainment for adults only.

- After issuance of the **Special Entertainment Permit**, the licensee is required to:
 1. Always follow the security plan.
 2. Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the community.
- Between the hours of 9:00 p.m. and 2:00 a.m. the next day, prohibit individuals under 21 years of age from being on the part of the premises where the entertainment is occurring (exception: employees and immediate family members of the permit holder) when the privileges of the Special Entertainment Permit are being exercised. This permit authorizes entertainment between 2:00 a.m. and 3:00 a.m. on Saturday and Sunday mornings unless prohibited specifically by the use and occupancy permit (U&O).
 1. Individuals under 21 who are already on the part of the licensed premises where the entertainment is occurring (or will occur) must be informed prior to 9:00 p.m. (or the time that the entertainment begins) that they shall leave that part of the licensed premises by 9:00 p.m.
 2. Any change in entertainment must be approved by the Board pursuant to a hearing.
- After issuance of the Family Entertainment Permit, the licensee is required to:
 1. Always follow the security plan.
 2. Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the community.
 3. Entertainment must end by 12 midnight.
 4. Any change in entertainment must be approved by the Board pursuant to a hearing.
- Approval for either Entertainment Permit is not transferrable without a Public Hearing as outlines in Section A of this rule.
- A licensee may not deviate from the entertainment, days, times, and other conditions that it describes to the Board when obtaining an exemption.
- If the establishment has an Entertainment Permit and is authorized by the Board to host on the licensed premises weddings, corporate receptions, reunions, anniversary celebrations, retirements, birthday parties, confirmation ceremonies, or other types of events that are family oriented and have entertainment, individuals under 21 years of age may remain on the part of the premises where the entertainment for the family-oriented event is occurring between 9:00 p.m. and 2:00 a.m. The licensee is responsible for notifying the Board monthly of its scheduled events. Notice should be provided at least 10 days prior to the event.
- Licensed establishments that are specifically exempt by statute from having and Permit are authorized to have entertainment without an Entertainment Permit. (i.e., Northwest Stadium, MGM, Gaylord National Harbor, Prince George's Equestrian, Bowie Baysox, Six Flags, Rosecroft Raceway)
- All alcoholic beverage licensed establishments that provide entertainment must be authorized to provide entertainment by a Special Entertainment Permit, Family Entertainment Permit, or specific provisions of the Annotated Code of Maryland. Licensed establishments that do not have either a Permit, or a specific provision of the Annotated code of Maryland authorizing entertainment may not provide entertainment and are subject to fines and/or suspension or revocation of their alcoholic beverage license.

VIOLATIONS: The Board will suspend, revoke and/or fine any license issued under the provisions of the Alcoholic Beverages Article of the Annotated Code of Maryland for the following violations.

- (A): No license holder, his or her agents or employees shall have entertainment without an Entertainment Permit on the licensed premises.
- (B): When the privileges of the Special Entertainment Permit are being exercised, no individual under 21 years of age is permitted on the prem-

LEGALS

ises where the entertainment is occurring between the hours of 9 pm and 2 am the next day. Exception: employees and immediate family members of the Permit holder.

(C): No licensee, agent or employee shall provide entertainment that has been restricted or not authorized by the Board.

(D): No licensee, his/her agent or employee shall have entertainment on the licensed premises during the hours when such entertainment is not allowed by law. This rule also applies to the specified time listed on the Use and Occupancy Permit (U&O).

148335 (11-7,11-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA DOROTHY STIFF

Notice is given that Ronald M Grigsby, whose address is 3520 54th Avenue, #2, Hyattsville, MD 20784, was on October 15, 2024 appointed personal representative of the small estate of Barbara Dorothy Stiff who died on November 7, 2023 with a will.

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

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

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

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

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

RONALD M GRIGSBY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132967
148317 (11-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAUDIE T STITH

Notice is given that Brenda Thompson, whose address is 301 Kettering Dr, Upper Marlboro, MD 20774-1520, was on October 15, 2024 appointed personal representative of the small estate of Maudie T Stith who died on July 12, 2024 with a will.

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

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

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

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

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

BRENDA THOMPSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134993
148318 (11-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**GEORGE WINFORT WALKER JR.
AKA: GEORGE WALKER**

Notice is given that Shawn Walker, whose address is 1719 Albert Drive, Bowie, MD 20721, was on October 8, 2024 appointed Personal Representative of the estate of George Winfort Walker Jr. AKA George Walker, who died on August 25, 2024 without a will.

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

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

SHAWN WALKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135058
148254 (10-24,10-31,11-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL SANCHEZ RAMIREZ

Notice is given that Ramon Sanchez, whose address is 9606 Mazzoni Avenue, Lanham, MD 20706, was on October 7, 2024 appointed Personal Representative of the estate of Daniel Sanchez Ramirez, who died on April 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 7th day of April, 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.

RAMON SANCHEZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133291
148257 (10-24,10-31,11-7)

LEGALS

**PRINCE GEORGE'S COUNTY
Board of License Commissioners**

R.R. NO. 75.1 Entertainment - University of Maryland ONLY (BLX):

Pursuant to 26-1616 Class BLX licenses this rule only applies to those establishments that have been issued a Class BLX license from the Board of License Commissioners. This subsection applies only to a license that is issued for an establishment that is located on the campus of the University of Maryland, College Park within an area that is bounded.

(2) Notwithstanding §26-1103.1 of this title, the license holder may offer entertainment when individuals under the age of 21 years are present if:

(i) the license holder enters into an agreement with the College Park City-University Partnership, the City of College Park, and the University of Maryland to work together to provide a quality restaurant experience and appropriate community-oriented entertainment targeted toward both the local and campus communities; and

(ii) the lease of the property on which the licensed premises is located includes provisions that require the license holder to:

1. immediately notify the landlord of any violation or citation relating to the license;
 2. work closely with the College Park City-University Partnership and its members to maintain a safe and healthy community-oriented establishment;
 3. provide to the College Park City-University Partnership and its members each month a list of upcoming events;
 4. participate in reviews;
 5. maintain and operate the facility in a manner that is safe, healthy, and community-oriented; and
 6. refrain from advertisements or inducements that may be interpreted to encourage consumption of alcoholic beverages by underage patrons.
- (3) The agreement under paragraph (2)(i) of this subsection shall provide that:
- (i) live music and entertainment will generally start by 8:00 p.m. or 9:00 p.m. and end by midnight, but may on occasion occur between 8:00 a.m. and 8:00 p.m.;
 - (ii) if an event is anticipated to extend later than midnight, the license holder shall inform and request comment from the University of Maryland and the College Park City-University Partnership; and
 - (iii) the license holder shall employ appropriate levels of security for every live music and entertainment event.

(4) The license holder shall meet with the College Park City-University Partnership Board of Directors every 6 months to review reports and security measures and to assist in improvement of community-oriented events.

(5) The license holder shall indemnify the College Park City-University Partnership for any recommendations the license holder makes to the Board.

VIOLATIONS: The Board will suspend, revoke and/or fine any license issued under the provisions of the Alcoholic Beverages Article of the Annotated Code of Maryland for the following violations.

(A): The licensee failed to provide the appropriate level of security for a scheduled entertainment event.

(B): The licensee failed to notify and request permission to extend the entertainment event past 12 am midnight from the University of Maryland, College Park City – University Partnership.

148336 (11-7,11-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JOSEPHINE DAVENPORT
MATTHEWS**

Notice is given that Tornain Matthews, whose address is 323 Cliffview Drive, Gahanna, OH 43230, was on July 1, 2024 appointed Personal Representative of the estate of Josephine Davenport Matthews, who died on May 5, 2024 without a will.

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

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

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

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

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

TORNAIN MATTHEWS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133960
148327 (11-7,11-14,11-21)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERROL J CHAMPAGNIE

Notice is given that Jhinil Champagnie, whose address is 16342 Brooktrail Ct, Upper Marlboro, MD 20772, was on October 17, 2024 appointed Personal Representative of the estate of Errol J Champagnie, who died on September 14, 2023 without a will.

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

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

JHINIL CHAMPAGNIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135154
148280 (10-31,11-7,11-14)

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