

# *The Prince George's Post Newspaper*

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*Your Newspaper  
of  
Legal Record*





**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RUTH P RODGERS**

Notice is given that John H Rodgers, whose address is 3711 Keystone Manor Place, Forestville, MD 20747, was on September 25, 2020 appointed Personal Representative of the estate of Ruth P Rodgers who died on August 31, 2020 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 25th day of March, 2021.

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.

**JOHN H RODGERS**  
Personal Representative

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

Estate No. 118071  
138451 (12-3,12-10,12-17)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOHN JAMES LONERGAN**

Notice is given that Patricia D Garcia, whose address is 14563 London Lane, Bowie, MD 20715, was on October 2, 2020 appointed Personal Representative of the estate of John James Lonergan who died on September 18, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of April, 2021.

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.

**PATRICIA D GARCIA**  
Personal Representative

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

Estate No. 118299  
138449 (12-3,12-10,12-17)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**14813 DARBYDALE DRIVE  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Wesley H Ransom and Linda F. Ransom, dated September 30, 2005 and recorded in Liber 23581, Folio 040 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$480,000.00, and an original interest rate of 6.50%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **DECEMBER 22, 2020 AT 11:30 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$76,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

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

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Michael McKeefery, Christianna Kersey,  
and Kevin Hildebeidel,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

138442 (12-3,12-10,12-17)

**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 January 21, 2021 and will be heard on March 23, 2021. Those licenses are:

Class D, Beer and Wine – 17 DW 70, 17 DW 71, 17 DW 72

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, January 6, 2021 at 7:00 p.m. and January 13, 2021 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
November 19, 2020

138453 (12-3,12-10)

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

138465 (12-10,12-17,12-24)

**NOTICE**

CINDY R. DIAMOND  
DIAMOND IOTINA HARTMAN LLC  
1 Village Square, Suite 158  
Baltimore, Maryland 21210

Substitute Trustee/Plaintiff,  
v.  
HYACINTH O. JONES  
and  
WILFRED JONES  
Defendant(s)

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-07783**

NOTICE is hereby given this 1st day of December, 2020 by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1619 Post Oak Drive, Bowie, MD 20721, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, next, provided a copy of this NOTICE be published at least once a week in each of three successive weeks in some newspaper of general circulation published in said City or County before the 4th day of January, 2021.

The Report of Sale states the amount of the foreclosure sale to be \$240,000.00.

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
Attorneys at Law  
600 Baltimore Avenue, Suite 208  
Towson, Maryland 21204

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

**3507 57TH AVENUE  
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Hector A. Lopez Ortega, dated November 30, 2004 and recorded in Liber 21047, Folio 285 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$266,750.00, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at 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 **DECEMBER 15, 2020 AT 11:30 AM.**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees.

In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest.

Edward S. Cohn, Stephen N. Goldberg, Richard E. Solomon,  
Richard J. Rogers, Michael McKeefery, Christianna Kersey,  
and Kevin Hildebeidel,  
Substitute Trustees

Mid-Atlantic Auctioneers, LLC  
305 West Chesapeake Avenue, Suite 105  
Towson, MD 21204  
(410) 825-2900 www.mid-atlanticauctioneers.com

138423 (11-26,12-3,12-10)

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

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

**DECEMBER 15, 2020**

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**

Samranjit S. Gosal, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Jattputt, Inc., t/a Oxon Hill Liquors, 6369-6371 Livingston Road, Oxon Hill, 20745, transfer from T.Y.C., Corporation, t/a Oxon Hill Liquor, Kwen Lee Cheung, President/Vice President/Secretary/Treasurer.

**NEW - CLASS D, BEER AND  
WINE**

Cindy Chang, Owner, Ryan Wallen, Owner, for a Class D, Beer and Wine for the use of Cor Restaurant Group, LLC, t/a Cori's Modern Kitchen & Bar, 4710 Auth Place, Suite G1, Camp Springs, 20746.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, December 15, 2020. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
November 19, 2020

138454 (12-3,12-10)

**LEGALS**

V. Peter Markuski, Jr., Esquire  
Goozman, Bernstein & Markuski  
9101 Cherry Lane, Suite 207  
Laurel, MD 20707  
301-953-7480

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIANE E. CONTIC**

Notice is given that Lisa M Seminara, whose address is 5101 Coach Court, Huntingtown, MD 20639, was on November 5, 2020 appointed Personal Representative of the estate of Diane E. Contic, who died on September 29, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 5th day of May, 2021.

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.

**LISA M. SEMINARA**  
Personal Representative

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

Estate No. 118626  
138448 (12-3,12-10,12-17)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EARLENE SIMPSON**

Notice is given that Michele Dawson, whose address is 2120 Turley-green Place, Upper Marlboro, MD 20774, was on November 17, 2020 appointed personal representative of the small estate of Earlene Simpson, who died on November 4, 2020 without a will.

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

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

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

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

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

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

**MICHELE DAWSON**  
Personal Representative

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

Estate No. 118816  
138479 (12-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FREDDIE TUCKER JR**

Notice is given that Malawi E Tucker, whose address is 7002 Palamar Terrace, Lanham, MD 20706, and Tameesha Tucker, whose address is 13707 Lord Sterling Place, Upper Marlboro, MD 20772, was on October 6, 2020 appointed Co-Personal Representatives of the estate of Freddie Tucker Jr who died on February 25, 2020 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 6th day of April, 2021.

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

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

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

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

**MALAWI E TUCKER  
TAMEESHA TUCKER**  
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. 118112  
138450 (12-3,12-10,12-17)

**THE PRINCE GEORGE'S POST**

**CALL**

**301-627-0900**



**LEGALS**

**CHARTER RESOLUTION 02-2020 OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON TO AMEND ARTICLE 1, §9, "APPOINTMENTS; POWERS AND DUTIES OF CERTAIN POSITIONS" OF THE TOWN CHARTER TO DELETE THE REQUIREMENT THAT EMPLOYEES THAT REPORT TO THE TOWN ADMINISTRATOR OR CHIEF OF POLICE MUST BE APPROVED BY THE MAYOR AND COUNCIL, TO REQUIRE THAT THE APPOINTED EMPLOYEES BE INTRODUCED TO THE MAYOR AND THEN THE COUNCIL, AND TO REQUIRE A BOND FROM THE TOWN ADMINISTRATOR AND TO MAKE A CONFORMING CHANGES**

A Charter Resolution of the Mayor and Town Council of Edmonston, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et seq.*, Local Government Article, Annotated Code of Maryland, as amended.

**WHEREAS**, the Mayor and Council have determined that the requirement that the appointment of employees to positions approved by the Mayor and Council who directly report to the Town Administrator or the Chief of Police need only be introduced to, but not approved by, the Mayor and then the Council; and

**WHEREAS**, §9(E) of the Charter states that the Clerk and the Treasurer are required to give bond, which is an outdated reference, as there is no longer a Treasurer position, and the Town Administrator has taken on the duties of a Finance Officer and so should be required to give bond;

**WHEREAS**, the Mayor and Council have determined that it is in the public interest to adopt the foregoing amendments to the Charter.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of Edmonston that:

**Section 1.** Article I, §9, "Appointments; powers and duties of certain positions" be repealed, reenacted and amended to read as follows:

§ 9 Appointments; powers and duties of certain positions.

A. Upon the recommendation of the Mayor, the majority of the Mayor and Town Council shall appoint the Town Administrator and Chief of Police, who shall serve at the pleasure of the Mayor and Council. The Town Administrator and Chief of Police shall be supervised by the Mayor or designee. The Mayor and Town Council shall fix the amount and authorize the payment of the salary of all Town officers and employees and shall prescribe the duties for each position.

B. Town Administrator.

(1) There is hereby established the position of Town Administrator.

(2) Duties and responsibilities. The Town Administrator shall be the Chief Administrative Officer of the Town, responsible to the Mayor and Council for the administration of all Town affairs placed in the Administrator's charge. THE TOWN ADMINISTRATOR SHALL APPOINT ALL EMPLOYEE POSITIONS AUTHORIZED BY MAYOR AND COUNCIL THAT ARE UNDER HIS DIRECT SUPERVISION. PRIOR TO APPOINTMENT, PERSONNEL SHALL BE INTRODUCED TO THE MAYOR, AND SUBSEQUENTLY INTRODUCED TO THE COUNCIL AT A PUBLIC MEETING. All duties and responsibilities of the position of Town Administrator [shall] MAY BE [as] FURTHER outlined BY ORDINANCE, AND in a job description adopted by resolution of the Mayor and Town Council, which may be amended from time to time as required.

C. A Police Department is established. The Chief of Police [with the approval of the Mayor and Town Council,] shall appoint police officers, Code Enforcement Officers and Police Department administrative personnel for those positions authorized by the Mayor and Town Council. PRIOR TO APPOINTMENT, PERSONNEL SHALL BE INTRODUCED TO THE MAYOR, AND SUBSEQUENTLY INTRODUCED TO THE COUNCIL AT A PUBLIC MEETING.

\* \* \* \*

E. The Clerk and [Treasurer] TOWN ADMINISTRATOR shall each give bond to the Mayor and Town Council in such penalties and with such sureties as they may require.

\* \* \* \*

**Section 2. BE IT FURTHER RESOLVED** that this Charter Resolution was adopted after a public hearing was held, after at least 21 days of prior public notice of the hearing. The amendment to the Charter of the Town of Edmonston, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50th) day after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the Town offices located at 5005 52nd Avenue, Edmonston, Maryland 20781 for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the Town not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the Town.

**Section 3. BE IT FURTHER RESOLVED** that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the Town Administrator shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Mayor and Town Council or in the referendum; and (iv) the effective date of the Charter Resolution.

**Section 4: BE IT FURTHER RESOLVED** that if any provision of this Resolution or the Charter provisions adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

**INTRODUCED** by the Mayor and Town Council of Edmonston at a regular meeting on the 9th day of September 2020.

**ADOPTED** by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of November 2020.

**EFFECTIVE** the 31st day of December, 2020.

**ATTEST:** MAYOR AND TOWN COUNCIL OF EDMONSTON

Averi Gray, Town Clerk Tracy R. Gant, Mayor

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**  
Suellen M. Ferguson, Town Attorney

138407 (11-19,11-26,12-3,12-10)

**LEGALS**

**CHARTER RESOLUTION 03-2020 OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON TO AMEND §7(A), "ELECTION PROCEDURES; REGISTRATION OF VOTERS" OF THE TOWN CHARTER TO PROVIDE FOR THE RECOMMENDATION AND APPOINTMENT OF THE SUPERVISORS OF ELECTIONS AND THE TIMING THEREOF**

A Charter Resolution of the Mayor and Town Council of Edmonston, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et seq.*, Local Government Article, Annotated Code of Maryland, as amended.

**WHEREAS**, the Mayor and Council have determined that it is necessary to clarify the recommendation and appointment of the Supervisors of Elections and the timing thereof; and

**WHEREAS**, the Mayor and Council have determined that it is in the public interest to adopt the foregoing amendments to the Charter.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of Edmonston that:

**Section 1.** Charter §7, "Election procedures, registration of voters" of the Town of Edmonston Charter be and is hereby repealed, reenacted and amended to read as follows:

§ 7 Election procedures; SUPERVISORS OF ELECTIONS; registration of voters.

A. [Annually on or before the first Monday in April, after notice printed in the Town newsletter or in a newspaper of general circulation within the Town of Edmonston,] ON OR BEFORE THE FIRST MONDAY IN APRIL OF EACH YEAR IN WHICH THERE IS A GENERAL ELECTION, UPON THE RECOMMENDATION OF THE MAYOR, THE MAJORITY OF THE Mayor and Town Council shall appoint Supervisors of Elections, at least one from each ward, WHO SHALL ACT AS JUDGES OF THE ELECTION, and such other election officials and judges as deemed necessary, to conduct an election by ballot on the first Monday of May, if not a legal holiday, and if a legal holiday, then on the day following, for the election of officers provided for in § 5 of this Charter. Such Supervisors of Elections shall be registered voters under the provisions of this article. The Supervisors of Elections shall perform such duties as prescribed by town regulation and state law. The Mayor and Town Council shall appoint the place of election and shall give public notice of not less than fifteen (15) days of the time and place of the election by advertisement in at least the Town Newsletter or one newspaper published in Prince George's County, the Town's website, and also by notice posted in at least five (5) public places in the town. If at the time the notice is advertised, the Supervisors of Elections determine that all of the offices in the election are uncontested, the notice shall so state, and shall also state that if all of the offices are still uncontested five (5) days prior to the election, the election judge(s) may exercise their option, as more fully described below, to reduce the number of hours that the polling place will be opened to between 4:00 p.m. and 8:00 p.m. inclusive. In contested elections the polls shall be opened between the hours of 7:00 a.m. and 8:00 p.m.; only those voters registered to vote in the Town through Prince George's County who are actual residents of the town upon the day of the election shall be allowed to vote at such elections. If, within five days prior to an election, the Supervisors of Elections determine that an uncontested election is scheduled, they may shorten the number of hours that the polling place will be open. In such event the polls shall be open between the hours of 4:00 p.m. and 8:00 p.m. inclusive. The Supervisors of Elections shall direct the preparation of the ballots containing the names of those persons who have complied with the provisions of this subtitle making them eligible to become a candidate for the office which they seek. Each candidate shall be listed in alphabetical order on the ballot by the name, surname and, if applicable, middle initial OR NAME, under which the candidate is registered to vote. The Supervisors of Elections shall receive all returns of elections and determine all questions arising there under, and shall, at the request of a candidate made in writing and delivered to the Chief Supervisor of Elections within 72 hours of the original posting of the election results at town hall, conduct such recount according to procedures they shall adopt prior to the election, provided that the candidate has paid in advance any fee for such recount as may be set from time to time by the Town Council by resolution. Any such fee paid by a candidate for a recount shall be returned to the candidate in the event that the recount shows a counting error in the candidate's favor that alters the outcome of the election.

\* \* \* \*

**Section 2. BE IT FURTHER RESOLVED** that this Charter Resolution was adopted after a public hearing was held, after at least 21 days of prior public notice of the hearing. The amendment to the Charter of the Town of Edmonston, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50th) day after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the Town offices located at 5005 52nd Avenue, Edmonston, Maryland 20781 for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the Town not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the Town.

**Section 3. BE IT FURTHER RESOLVED** that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the Town Administrator shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Mayor and Town Council or in the referendum; and (iv) the effective date of the Charter Resolution.

**Section 4: BE IT FURTHER RESOLVED** that if any provision of this Resolution or the Charter provisions adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

**INTRODUCED** by the Mayor and Town Council of Edmonston at a regular meeting on the 9th day of September 2020.

**ADOPTED** by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of November 2020.

**EFFECTIVE** the 31st day of December, 2020.

**ATTEST:** MAYOR AND TOWN COUNCIL OF EDMONSTON

Averi Gray, Town Clerk Tracy R. Gant, Mayor

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**  
Suellen M. Ferguson, Town Attorney

138406 (11-19,11-26,12-3,12-10)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS BROWN MILLER

Notice is given that Beecher H Brown Sr, whose address is 6741 Pistachio Place, Bryans Road, MD 20616, was on November 23, 2020 appointed Personal Representative of the estate of Doris Brown Miller, who died on May 20, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 23rd day of May, 2021.

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.

BEECHER H BROWN SR  
Personal Representative

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

Estate No. 118857  
138482 (12-10,12-17,12-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER N ASAH

Notice is given that Asah Nforsi Suh, whose address is 15316 Jennings Lane, Bowie, MD 20721, was on November 11, 2020 appointed Personal Representative of the estate of Walter N Asah, who died on May 5, 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 11th day of May, 2021.

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.

ASAH NFORSI SUH  
Personal Representative

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

Estate No. 118646  
138483 (12-10,12-17,12-24)

**Glenarden CHARTER AMENDMENT RESOLUTION CR-01-21**

**A CHARTER RESOLUTION TO AMEND ARTICLE V "CITY MANAGER" SECTION 502 "AUTHORITY" TO AMEND THE LINE OF AUTHORITY RESPECTIVE TO THE CITY MANAGER**

**WHEREAS**, the City of Glenarden is a municipal corporation of the State of Maryland, operating under Article XI-E of the Constitution of Maryland and §4-301 *et seq.* of the Local Government Article of the Annotated Code of Maryland as amended; and

**WHEREAS**, Section 502 of the Charter addresses the line of Authority of the City Manager; and

**WHEREAS**, the City Manager is responsible for the affairs of the City and should be required to report to a direct supervisor; and

**WHEREAS**, it is in keeping with best government practices that the City Manager, who serves as the highest-ranking appointed member of the Executive side of our government, should report to the person elected by the citizens to serve as the Chief Executive Officer of the City government, the Mayor.

**NOW, THEREFORE BE IT RESOLVED AND ORDAINED** that Article V "City Manager," Section 502 "Authority" of the Charter of the City of Glenarden be and it is hereby amended to read as follows:

Section 502 Authority.

The City Manager shall be the chief administrative officer of the City and shall be responsible TO THE MAYOR and Council for the administration of all City affairs placed in his or her charge BY THE MAYOR or Council or under this Charter

City Council of Glenarden, Maryland that the amendment to the Charter of the City of Glenarden, hereby proposed by this enactment, adopted this 9th day of November 2020, shall be and become effective upon the fiftieth (50th) day after its adoption by the City Council unless petitioned to referendum in accordance with §4-301 *et seq.* of the Local Government Article, Annotated Code of Maryland, within forty (40) days following its adoption. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at 8600 Glenarden Parkway, Glenarden, Maryland for forty (40) days following its adoption by the Council.

138386 (11-19,11-26,12-3,12-10)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Jose Ines Esperanza

AND

Maria R. Esperanza

1804 Metzert Road #502  
Hyattsville, MD 20783

Defendants

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 19-10296**

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$160,000.00. The property sold herein is known as 1804 Metzert Road #502, Hyattsville, MD 20783.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138414 (11-26,12-3,12-10)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Brenda Winchenbach, Personal Representative for the Estate of Mary Leona Fletcher  
8609 Dunbar Avenue  
Hyattsville, MD 20785

Defendant

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-12927**

Notice is hereby given this 19th day of November, 2020, 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 21st day of December, 2020, 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 21st day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$253,000.00. The property sold herein is known as 8609 Dunbar Avenue, Hyattsville, MD 20785.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138427 (11-26,12-3,12-10)

**THE PRINCE GEORGE'S POST**

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email bboice@pgpost.com



**LEGALS**

Meredith Blake Martin, P.A.  
502 Washington Ave., Suite 280  
Towson, MD 21204  
410-970-6495

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES P. AMAZEEN, JR.**  
(aka Charles Porter Amazeen, Jr.)

Notice is given that Gretchen Riggs Amazeen, whose address is 2108 Penfield Lane, Bowie, MD 20716, was on November 12, 2020 appointed personal representative of the small estate of Charles P. Amazeen, Jr. (aka Charles Porter Amazeen, Jr.) who died on May 31, 2020 with a will.

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

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

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

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

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

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

GRETCHEN RIGGS AMAZEEN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117850  
138480 (12-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALICE ELAINE FROST**

Notice is given that Michael K Frost, whose address is 315 Jo Drive, Upper Marlboro, MD 20774, was on September 24, 2020 appointed Personal Representative of the estate of Alice Elaine Frost, who died on August 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 24th day of March, 2021.

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.

MICHAEL K FROST  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117774  
138437 (11-26,12-3,12-10)

Christine W Hubbard  
1069 Double Gate Road  
Davidsonville, MD 21035  
410-798-4533

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELIZABETH L SHEARN**

Notice is given that Jean Uzupis, whose address is 1020 W State Street, Baden, PA 15005, was on November 17, 2020 appointed personal representative of the small estate of Elizabeth L Shearn who died on March 24, 2020 with a will.

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

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

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

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

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

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

JEAN UZUPIS  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117622  
138481 (12-10)



**LEGALS**

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

NOTICE IS GIVEN that the Probate court of Jefferson county, Texas appointed Elnora E. Winn, whose address is 19210 Long Ship Ct, Spring, TX 77379, as the Executor of the Estate of Josephine Pryor who died on April 21, 2020 domiciled in Texas, United States of America.

The Maryland resident agent for service of process is Constance McKinnon, whose address is 6911 Laurel Bowie Rd, Bowie Maryland 20715.

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

PRINCE GEORGE'S COUNTY

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

(1) Six months from the date of the decedent's death, 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 foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

ELNORA E. WINN  
Foreign Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773  
Estate No. 118768  
138474 (12-10,12-17,12-24)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNE RUTH TALBERT**

Notice is given that Carl A Talbert Jr, whose address is 7602 Serenade Circle, Clinton, MD 20735, was on November 24, 2020 appointed personal representative of the small estate of Anne Ruth Talbert, who died on June 14, 2020 without a will.

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

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

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

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

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

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

CARLA A TALBERT 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. 118755  
138478 (12-10)

**LEGALS**

Joseph A. Trevino, Esq.  
7903 Belle Point Drive  
Greenbelt, MD 20770  
301-441-3131

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROY DAVID HARVEY**

Notice is given that Sandra M. Harvey, whose address is 12442 SW 44th Ct, Miramar, FL 33027, was on October 29, 2020 appointed Personal Representative of the estate of Roy David Harvey, who died on March 24, 2020 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 29th day of April, 2021.

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.

SANDRA M. HARVEY  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117934  
138436 (11-26,12-3,12-10)

Jane Moretz Edmisten, Esquire  
4530 Wisconsin Avenue NW,  
Suite 425  
Washington, DC 20016  
202-364-4220

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MERIAM LORETTA MILLER**

Notice is given that Earsline Renee Miller, whose address is 8106 Martin Luther King, Jr. Highway, Apt. #634, Lanham, MD 20706, was on October 8, 2020 appointed Personal Representative of the estate of Meriam Loretta Miller who died on July 25, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of April, 2021.

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.

EARSLINE RENEE MILLER  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117943  
138435 (11-26,12-3,12-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**XAVIER L CRAWFORD**

Notice is given that Brian C. Crawford, whose address is 5901 Old Silver Hill Road, District Heights, MD 20747, was on October 21, 2020 appointed personal representative of the small estate of Xavier L Crawford, who died on April 23, 2018 without a will.

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

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

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

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

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

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

BRIAN C. CRAWFORD  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117654  
138475 (12-10)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DONNA NICOLE MCCULLERS  
ISAAC**

Notice is given that Shawwna Isaac, whose address is 4801 Somerset Road, Riverdale, MD 20737, was on November 2, 2020 appointed personal representative of the small estate of Donna Nicole McCullers Isaac, who died on March 24, 2020 without a will.

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

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

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

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

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

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

SHAWNNA ISAAC  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117465  
138477 (12-10)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLES B ALSTON SR**

Notice is given that Charles B Alston Jr, whose address is 2117 Alice Avenue Apt. #203, Oxon Hill, MD 20745, was on November 6, 2020 appointed personal representative of the small estate of Charles B Alston Sr, who died on September 30, 2020 without a will.

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

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

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

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

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

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

CHARLES B ALSTON 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. 118706  
138476 (12-10)

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**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs

v.  
Ajobowale Awoyemi

15616 Everglade Lane 303  
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-09892**

Notice is hereby given this 1st day of December, 2020, 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 January, 2021, 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 January, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$180,000.00. The property sold herein is known as 15616 Everglade Lane 303, Bowie, MD 20716.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
138472 (12-10,12-17,12-24)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204  
Substitute Trustees,  
Plaintiffs

v.  
Allison M. Hester

720 Calvert Lane  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-12117**

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$265,000.00. The property sold herein is known as 720 Calvert Lane, Fort Washington, MD 20744.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
138417 (11-26,12-3,12-10)

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**LEGALS**

**NOTICE**

MILL CITY MORTGAGE LOAN TRUST 2019-1, WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE  
c/o BWW Law Group, LLC  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Plaintiff,

vs.

CHERYL A. SPEIGHT  
EZEKIEL L. SPEIGHT (DECEASED)  
7401 Jaffrey Road  
Fort Washington, MD 20744

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-39171**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7401 Jaffrey Road, Fort Washington, MD 20744, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$266,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138466 (12-10,12-17,12-24)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/Plaintiffs,

vs.

JEFFREY T. PERRIN (DECEASED)  
4405 Reamy Drive  
Suitland, MD 20746

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-21072**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4405 Reamy Drive, Suitland, MD 20746, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$252,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138468 (12-10,12-17,12-24)

**NOTICE**

Diane S. Rosenberg  
Mark D. Meyer  
Maurice Obrien  
Cristian Mendoza  
Rosenberg & Associates, LLC  
4340 East West Highway, Suite 600  
Bethesda, MD 20814

Substitute Trustees  
Plaintiff(s)

v.

Claude Henri Louis  
7918 Hart Road  
Fort Washington, MD 20744

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-39187**

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7918 Hart Road, Fort Washington, MD 20744, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$288,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138421 (11-26,12-3,12-10)

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Since 1932*

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees / Plaintiffs,

vs.

PHYLLIS A. MONTGOMERY  
7010 71st Court  
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-09888**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7010 71st Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$210,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138467 (12-10,12-17,12-24)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/Plaintiffs,

vs.

KEITH B. MEADOR (DECEASED)  
17119 Fairway View Lane  
Upper Marlboro, MD 20772

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-03180**

Notice is hereby given this 1st day of December, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 17119 Fairway View Lane, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 4th day of January, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 4th day of January, 2021.

The report states the purchase price at the Foreclosure sale to be \$246,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138469 (12-10,12-17,12-24)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
**Kendall Marquis Nichols**

FOR THE CHANGE OF  
NAME TO:  
**Marquis Kendall Nichols**

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAE 20-18774**

A petition has been filed to change the name of Kendall Marquis Nichols to Marquis Kendall Nichols.

The latest day by which an objection to the petition may be filed is December 29, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138463 (12-10)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/  
Plaintiffs,

vs.

BOBBY LAWRENCE WHITAKER  
(DECEASED)  
6909 Adel Street  
Seat Pleasant, MD 20743

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-39227**

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6909 Adel Street, Seat Pleasant, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The report states the purchase price at the Foreclosure sale to be \$171,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138418 (11-26,12-3,12-10)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Michele R. Pierce

1524 Potomac Heights Drive  
Unit 200  
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 20-16638**

Notice is hereby given this 1st day of December, 2020, 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 January, 2021, 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 January, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$175,500.00. The property sold herein is known as 1524 Potomac Heights Drive, Unit 200, Fort Washington, MD 20744.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138470 (12-10,12-17,12-24)

**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.

Jade Richardson, Personal  
Representative for the Estate of  
Denise A Richardson

7405 Waldran Avenue  
Temple Hills, MD 20748

Defendant

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-39213**

Notice is hereby given this 1st day of December, 2020, 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 January, 2021, 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 January, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$241,000.00. The property sold herein is known as 7405 Waldran Avenue, Temple Hills, MD 20748.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138471 (12-10,12-17,12-24)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/  
Plaintiffs,

vs.

ERNESTINE DUNLAP  
(DECEASED)  
705 James Ridge Road  
Bowie, MD 20721

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF 19-33455**

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 705 James Ridge Road, Bowie, MD 20721, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The report states the purchase price at the Foreclosure sale to be \$435,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138419 (11-26,12-3,12-10)

**LEGALS**

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**LEGALS**

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.  
Demetrica Carter  
2310 West Rosecroft Village Circle  
Oxon Hill, MD 20745

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 20-12130

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$190,749.30. The property sold herein is known as 2310 West Rosecroft Village Circle, Oxon Hill, MD 20745.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138415 (11-26,12-3,12-10)

**NOTICE**

CARRIE M. WARD, et al.  
6003 Executive Blvd., Suite 101  
Rockville, MD 20852

Substitute Trustees/  
Plaintiffs,

vs.  
RENEE W. MATTHEWS  
7300 Berkshire Drive  
Clinton, MD 20735

Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 18-45000

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7300 Berkshire Drive, Clinton, MD 20735, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of December, 2020.

The report states the purchase price at the Foreclosure sale to be \$251,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138420 (11-26,12-3,12-10)

**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 (571) 991-4220.

The following vehicles are located at 4110 Suit Road, Lot 15, District Heights, MD 20747 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2018	Hyundai	Elantra	5NPD74LF6JH353660
2002	Mercedes-Benz	C230	WDBRN47JX2A281119
1999	Chevrolet	Astro	1GCDM19W9XB144926
2002	Volkswagen	Beetle	3VWDD21C12M455804
2010	Nissan	Altima	1N4AL3AP4AN532297
2007	Honda	Accord	1HGCM56897A078293
2005	Ford	Explorer	1FMZU73E85U A20293
2006	Volkswagen	Passat	WVWAK73C46P043477
2008	Nissan	Altima	1N4AL21E38N560861

138487 (12-10)

**NOTICE**

Edward S. Cohn  
Stephen N. Goldberg  
Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
600 Baltimore Avenue, Suite 208  
Towson, MD 21204

Substitute Trustees,  
Plaintiffs

v.  
Charles O. Swilling  
3303 Heidi Lane  
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 20-09830

Notice is hereby given this 12th day of November, 2020, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of December, 2020, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of December, 2020.

The Report of Sale states the amount of the foreclosure sale price to be \$205,000.00. The property sold herein is known as 3303 Heidi Lane, Upper Marlboro, MD 20774.

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

True Copy—Test:  
Mahasin El Amin, Clerk

138416 (11-26,12-3,12-10)

**LEGALS**

**NOTICE OF ADOPTION OF CHARTER AMENDMENT**

NOTICE IS HEREBY GIVEN to the public that pursuant to Article XI-E of the Maryland Constitution, Section 4-304 of the Local Government Article of the Annotated Code of Maryland, and the Charter of the Town of Cheverly, the Mayor and Council of Cheverly, Maryland, at a public meeting assembled on November 12, 2020, duly adopted Charter Amendment Resolution No. R-04-20. The following section of the Town Charter was amended: RESOLUTION AMENDING ARTICLE V OF THE TOWN CHARTER TO PROVIDE FOR NON-CITIZEN VOTING AND ESTABLISHING A SUPPLEMENTARY VOTER REGISTRY. The Amendment shall become effective and be considered part of the Charter of the Town of Cheverly on January 1, 2021, unless on or before December 22, 2020, there shall be presented to the Mayor and Council of Cheverly, or mailed to it by registered mail, a petition requesting that the proposed amendment be submitted to referendum to the voters of Cheverly. Said petition shall be signed by twenty percent (20%) or more of the persons who are qualified to vote in municipal elections of the Town of Cheverly. Further information may be obtained by contacting the Town Administrator, Dylan Galloway, at 6401 Forest Road, Cheverly, MD 20785, between the hours of 9:00 A.M. and 5:00 P.M., Monday-Friday.

138426 (11-26,12-3,12-10,12-17)

**LEGALS**

**CHARTER RESOLUTION 04-2020 OF THE MAYOR AND TOWN COUNCIL OF EDMONSTON TO AMEND §6, "MAYOR AND TOWN COUNCIL MEETINGS; VACANCIES IS OFFICE" OF THE TOWN CHARTER TO PROVIDE FOR THE APPOINTMENT OF A MAYOR PRO TEM**

A Charter Resolution of the Mayor and Town Council of Edmonston, adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et seq.*, Local Government Article, Annotated Code of Maryland, as amended.

**WHEREAS**, the Mayor and Council have determined that Mayor should be entitled to appoint the Mayor Pro Tem without approval by the Council; and

**WHEREAS**, the Mayor and Council have determined that it is in the public interest to adopt the foregoing amendment to the Charter.

**Section 1. NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Town Council of Edmonston that §6, "Mayor and Town Council meetings; vacancies in office" of the Town of Edmonston Charter be and is hereby repealed, reenacted and amended to read as follows:

**§ 6 Mayor and Town Council meetings; vacancies in office.**

The Mayor and Town Council shall meet in some convenient place in said town in July of each year and as often thereafter as may be necessary in the discharge of their duties. The majority shall form a quorum for the transaction of business and the presence of the Mayor shall be counted toward such quorum; and upon each action taken the yea and nay vote of each Councilperson shall be recorded opposite his or her name. The Mayor shall cast a vote upon such action only in the event that the votes of the Council members are otherwise tied. The Mayor and Council shall pass rules and regulations consistent with the provisions of this subtitle for their own government while in session. The absence of any Councilperson from three (3) consecutive meetings, shall constitute a vacancy, which vacancy shall be declared by duly adopted motion of the Council.

A vacancy in the office of Mayor or Councilperson shall be filled for the balance of the term as follows. For any vacancy that occurs within ninety (90) days of any regularly scheduled election, the position shall remain vacant until that election. Any vacancy that occurs more than ninety (90) days but less than 180 days before any regularly scheduled election shall be filled by appointment of the Mayor and Council by majority vote within thirty (30) days of the vacancy. The Board of Supervisors of Elections shall schedule a special election for any vacancy that occurs more than 180 days prior to the next regularly scheduled election. The special election shall be held within sixty-five (65) days of the vacancy occurring.

In the event of a tie vote in the special election of Mayor and/or Council member, a runoff election of the tied candidates shall be conducted within 30 days after the special election.

As NEEDED, [soon after taking office as may be practicable] the Mayor shall appoint a Mayor Pro Tem from among the membership of the Council [subject to the approval of the Council]. In the event of a vacancy in the Mayor's position, the COUNCIL SHALL APPOINT A COUNCIL MEMBER AS Mayor Pro Tem, WHO shall serve as Mayor until such time as a new Mayor is elected or appointed.

All special elections shall be conducted by the Supervisors of Elections in the same manner and with the same personnel, as far as practicable, as regular town elections. The Mayor shall preside at the meeting of the Council and shall call meetings from time to time as the Mayor may deem necessary, but in case of the Mayor's absence from any meeting, the Mayor Pro Tem shall preside. A Council member acting as the presiding officer in the absence of the Mayor may vote as a Council member.

**Section 2. BE IT FURTHER RESOLVED** that this Charter Resolution was adopted after a public hearing was held, after at least 21 days of prior public notice of the hearing. The amendment to the Charter of the Town of Edmonston, hereby proposed by this enactment, shall be and become effective upon the fiftieth (50th) day after its passage by the Town unless petitioned to referendum in accordance with §4-304 of the Local Government Article, Annotated Code of Maryland within forty (40) days following its passage. A complete and exact copy of this Charter Resolution shall be posted in the Town offices located at 5005 52nd Avenue, Edmonston, Maryland 20781 for forty (40) days following its passage by the Mayor and Council and a fair summary of the Charter Resolution shall be published in a newspaper having general circulation in the Town not less than four (4) times, at weekly intervals, also within the forty (40) day period following its adoption by the Town.

**Section 3. BE IT FURTHER RESOLVED** that, within ten (10) days after the Charter Resolution hereby enacted becomes effective, either as herein provided or following referendum, the Town Administrator shall send separately, by mail, bearing a postmark from the United States Postal Service, to the Department of Legislative Services, one copy of the following information concerning the Charter Resolution: (i) the complete text of this Resolution; (ii) the date of referendum election, if any, held with respect thereto; (iii) the number of votes cast for and against this Resolution by the Mayor and Town Council or in the referendum; and (iv) the effective date of the Charter Resolution.

**Section 4. BE IT FURTHER RESOLVED** that if any provision of this Resolution or the Charter provisions adopted by this Resolution, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Resolution or of the Charter which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Resolution and of the Charter are hereby declared to be severable.

**INTRODUCED** by the Mayor and Town Council of Edmonston at a regular meeting on the 9th day of September 2020.

**ADOPTED** by the Mayor and Town Council of Edmonston at a regular meeting on the 12th day of November 2020.

**EFFECTIVE** the 31st day of December, 2020.

**ATTEST:** MAYOR AND TOWN COUNCIL OF EDMONSTON

Averi Gray, Town Clerk Tracy R. Gant, Mayor

**APPROVED AS TO FORM AND LEGAL SUFFICIENCY:**

Suellen M. Ferguson, Town Attorney

138408 (11-19,11-26,12-3,12-10)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Michael Angelo Ferguson

FOR THE CHANGE OF NAME TO:  
Michael Angelo Wilkins

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 20-18797

A petition has been filed to change the name of Michael Angelo Ferguson to Michael Angelo Wilkins.

The latest day by which an objection to the petition may be filed is December 29, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138464 (12-10)

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Lesly Jean Walker

FOR THE CHANGE OF NAME TO:  
Jean Lesly Walker

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAE 20-03255

A petition has been filed to change the name of Lesly Jean Walker to Jean Lesly Walker.

The latest day by which an objection to the petition may be filed is December 29, 2020.

Mahasin El Amin  
Clerk of the Circuit Court for Prince George's County, Maryland  
138462 (12-10)

**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:  
LEA SANCHEZ-STEEN Respondent

TPR20-0014

CROSS-REFERENCE WITH:  
CINA 14-0009

**NOTICE BY PUBLICATION TO PUTATIVE FATHER**

To: GERALD/GERALDO/GERARD/GERAD SANCHEZ, Putative Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR 20-0014. All persons who believe themselves to be the parent of a male child born on the 9th day of August, 2008 in Baltimore City, to Libra Steen, natural mother, date of birth October 19, 1979 and Gerald /Geraldo /Gerard /Gerad Sanchez, putative father, date of birth February 1986, 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 this notice is published, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason  
Associate Judge  
Seventh Judicial Circuit

138491 (12-10)

# The Prince George's Post Newspaper

Call 301-627-0900 or Fax 301-627-6260

Wishes Everyone a Safe and Happy Holiday Season!

The Prince George's Post

Call 301-627-0900

Fax 301-627-6260



**LEGALS**

**PRINCE GEORGE'S COUNTY, MARYLAND  
WAGE DETERMINATION BOARD  
1400 McCormick Drive, Room 336  
Largo, Maryland 20774  
(301) 883-6255**

**PREVAILING BUILDING CONSTRUCTION WAGE RATES**

On November 20, 2020, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid effective December 21, 2020.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247 through 2-253.5 inclusive.

	Basic Hourly Rates	Fringe Benefits Payments
Asbestos Worker	\$ 36.53	\$ 16.57
Firestopper	28.01	7.63
Boilermaker	38.76	17.51
Bricklayer	33.00	12.09
Mason Tender	15.40	6.81
Carpenter	29.00	12.91
Caulker	20.30	4.80
Cement Mason	28.15	10.58
Communication Technician	27.55	10.27
Electrician	46.85	19.14
Elevator Construction Mechanic	45.53	37.76
Finisher - Concrete	28.15	10.58
Fire-proofer: Handler	18.90	4.89
Mixer/Pumper	20.83	4.89
Sprayer	25.17	4.89
Glazier	34.87	12.70
Ironworker: Structural	32.50	22.70
Reinforcing	27.95	20.16
Laborer	24.86	8.69
Laborer (Skilled)	25.55	9.09
Millwright	34.49	12.35
Painter	25.20	10.42
Drywall Finisher	25.06	10.93
Piledriver	31.89	11.98
Plasterer	29.70	7.48
Plumber	44.92	19.24
Roofer	30.25	13.24
Sheetmetal Worker	40.77	21.43
Soft Floor Layer	28.78	11.95
Sprinkler Fitter	37.15	19.49
Steamfitter	43.14	22.31
Stone Mason	39.76	18.88
Terrazzo Worker, Marble & Tile	30.12	12.27
Terrazzo Finisher, Marble & Tile	24.94	11.58
Truck Driver	22.07	6.21
Welder	Receives Rate for Craft Involved	
Truck Driver	21.20	8.91
Power Equipment Operators:		
Backhoe	23.78	6.87
Boom Truck	34.08	9.80
Bulldozer	30.50	3.54
Concrete Pump	19.48	9.59
Crane (Tower Crane)	41.12	11.40
Drill Rig	28.74	7.74
Excavator	28.80	3.52
Fork Lift	20.22	6.81
Gradall	26.00	6.87
Loader	29.30	8.65
Mechanic	28.28	7.74
Roller	22.07	7.50
Scrapper	22.10	5.12
Skid Steer	29.30	8.65

Overtime payment is mandatory when working hours exceeds eight (8) hours in any one (1) calendar day and when working hours exceed forty (40) hours in any calendar week.

138485 (12-10)

**THIS COULD BE YOUR AD!**

Call 301-627-0900  
for a quote.

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

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

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$570.00 in each and every year.

15402 LITTLETON PLACE  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Luriam Sonia Hernandez, dated May 23, 2014, and recorded in Liber 36096 at folio 430 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

DECEMBER 29, 2020  
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 \$34,000.00 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 fifteen (15) 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 fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting 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. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. 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 # 20-604039)

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

138458 (12-10,12-17,12-24)

**LEGALS**

**PRINCE GEORGE'S COUNTY, MARYLAND  
WAGE DETERMINATION BOARD  
1400 McCormick Drive, Suite 336  
Largo, Maryland 20774  
(301) 883-6255**

**PREVAILING HIGHWAY CONSTRUCTION WAGE RATES**

On November 20, 2020 the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers and apprentices employed on Prince George's County highway construction projects bid effective December 21, 2020.

Workers and apprentices employed by contractors and subcontractors in the execution of any contract for highway construction projects are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Sections 2-247

	Basic Hourly Rates	Fringe Benefits Payments
Bricklayer	\$ 17.35	\$ 3.00
Bridge Painter	38.03	12.58
Carpenter	28.31	10.58
Cement Mason	27.65	9.96
Electrician	43.20	16.62
Finisher - Concrete	20.64	0.00
Ironworker:		
Reinforce	28.95	21.40
Structural	30.85	19.43
Laborer	23.44	8.51
Laborer (Skilled)	23.44	8.51
Millwright	35.00	13.49
Piledriver	31.89	11.98
Screedman/Raker	18.55	7.09
Stone Mason	39.76	18.88
Terrazzo Finisher, Marble & Tile	24.94	11.42
Truck Driver:		
Dump Truck	21.50	0.00
Tractor Trailer	21.88	2.28
Welder	Receives Rate for Craft Involved	
Power Equipment Operators:		
Asphalt Distributor, Liquid	18.45	5.75
Asphalt Raker	18.00	6.38
Backhoe	28.70	6.87
Bobcat	15.90	0.00
Boom Truck	23.78	6.87
Bulldozer	28.50	7.70
Crane	25.29	6.30
Excavator	28.50	7.70
Gradall	27.00	6.87
Grader	23.15	1.78
Loader	28.50	7.70
Mechanic	26.16	6.87
Milling Machine	20.80	6.00
Oiler	19.50	1.78
Paver	23.78	6.87
Roller, Base	23.62	7.70
Roller, Finish	19.00	2.50
Scrapper	19.25	3.97
Skid Steer	28.50	7.70

Overtime payment is mandatory when working hours exceeds eight (8) hours in any one (1) calendar day and when working hours exceed forty (40) hours in any calendar week.

138486 (12-10)

**CHARTER AMENDMENT RESOLUTION CR-03-21**

**A CHARTER RESOLUTION TO AMEND ARTICLE IX "PERSONNEL", SECTION 901, "AUTHORITY TO EMPLOY PERSONNEL"**

WHEREAS, the City of Glenarden is a municipal corporation of the State of Maryland, operating under Article XI-E of the Constitution of Maryland and §5-201 *et seq.* of the Local Government Article, Annotated Code of Maryland, as amended; and

WHEREAS, the City Council has a fiduciary responsibility to the City of Glenarden; and

WHEREAS, the City Council has the responsibility to ensure that the residents of the City are provided services; and

NOW, THEREFORE BE IT RESOLVED AND ORDAINED that Article IX "Personnel", Section 901 "Authority to Employ Personnel" be repealed, re-enacted and amended to read as follows:

Section 901 Authority to employ personnel.

THE MAYOR, ON THE RECOMMENDATION OF THE CITY MANAGER AND WITH THE APPROVAL OF THE COUNCIL, SHALL APPOINT THE HEADS OF ALL OFFICES, DEPARTMENTS, AND AGENCIES OF THE CITY GOVERNMENT AS ESTABLISHED BY THIS CHARTER OR BY ORDINANCE. ALL OFFICE, DEPARTMENT, AND AGENCY HEADS SHALL SERVE AT THE PLEASURE OF THE MAYOR. ALL SUBORDINATE OFFICERS AND EMPLOYEES OF THE OFFICES, DEPARTMENTS AND AGENCIES OF THE CITY GOVERNMENT SHALL BE APPOINTED AND REMOVED BY THE MAYOR, IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS, AS WELL AS IN ANY MERIT SYSTEM WHICH MAY BE ADOPTED BY THE COUNCIL.

City Council of Glenarden, Maryland that the amendment to the Charter of the City of Glenarden, hereby proposed by this enactment, adopted this 9th day of November 2020, shall be and become effective upon the fiftieth (50th) day after its adoption by the City Council unless petitioned to referendum in accordance with §4-301 *et seq.* of the Local Government Article, Annotated Code of Maryland, within forty (40) days following its adoption. A complete and exact copy of this Charter Resolution shall be posted in the City Offices located at 8600 Glenarden Parkway, Glenarden, Maryland for forty (40) days following its adoption by the Council.

138388 (11-19,11-26,12-3,12-10)

**A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2020-01 - ELECTION DAY, CERTIFICATION OF ELECTION, AND COUNCIL ORGANIZATIONAL MEETING**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2020-01 - Election Day, Certification of Election, and Organizational Meeting on December 7, 2020. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

**A resolution amending Article II of the City of Hyattsville's Charter to alter the day when the newly elected Mayor and Council take office and alter the day of the Mayor and Council's organizational meeting; amending Article IV of the City's Charter to alter election day, change the time by which certification of the election must take place and include related clarifying language.**

The Charter Amendment Resolution will become effective January 26, 2021, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before January 16, 2021. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2020-01 Election Day, Certification of Election, and Organizational Meeting in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville  
138490 (12-10,12-17,12-24,12-31)

**THE PRINCE GEORGE'S POST**

Call 301-627-0900

Fax 301-627-6260

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

10248 PRINCE PL., UNIT # 23-101  
UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated June 26, 2006, recorded in Liber 25702, Folio 360 among the Land Records of Prince George's County, MD, with an original principal balance of \$171,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 29, 2020 AT 11:08 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and described as Unit Numbered 23-101 in Building numbered 23 on Master Plat One (1) of Section One (1) of a plan of Condominium entitled "the Pines Condominium" and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 346434-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

ALEX COOPER AUCTS., INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

138461 (12-10,12-17,12-24)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

2602 WINTERGREEN AVE.  
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated February 18, 2009, recorded in Liber 30432, Folio 159 among the Land Records of Prince George's County, MD, with an original principal balance of \$305,635.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

DECEMBER 29, 2020 AT 11:06 AM

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 336705-2)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

ALEX COOPER AUCTS., INC.  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
[www.alexcooper.com](http://www.alexcooper.com)

138460 (12-10,12-17,12-24)



**LEGALS**

**CHARTER AMENDMENT RESOLUTION CR-02-21**

**A CHARTER RESOLUTION TO AMEND ARTICLE VII "REGISTRATION, NOMINATION, AND ELECTION PROCEDURES" SECTION 707 "WARD REPRESENTATION"**

WHEREAS, the City of Glenarden is a municipal corporation of the State of Maryland, operating under Article XI-E of the Constitution of Maryland and §4-301 et seq. of the Local Government Article of the Annotated Code of Maryland as amended; and

WHEREAS, Section 707 sets ward representation by identifying 3 separate wards within the City and the number of Councilmembers for each; and

WHEREAS, the population and needs of the City have changed, and these changes have yet to be addressed under the ward system; and

WHEREAS, Ward 2 experienced a significant reduction in its residency numbers due to the demolition of the Glenarden Apartments in 2014; and

WHEREAS, Ward 2, the construction of Glenarden Hills, does not replace its residency numbers from Glenarden Apartments; and

WHEREAS, Ward 3 is experiencing an increase in residency due to the Woodmore Towne Centre at Glenarden development, and the construction of new homes in that area; and

WHEREAS, the residential changes noted above could not have been reflected in the 2010 Census since neither had been finalized; and

WHEREAS, changes in representation to the current ward system is not feasible until the completion of the United States Census Bureau finalizes the 2020 Census; and

WHEREAS, the Council has determined that to move toward one (1) Representative for each Ward; and four (4) Representatives At-Large will help ensure that each Councilmember consider the needs of the City as a whole rather than the parochial, or more narrow focus that has sometimes occurred in recent years; and

WHEREAS, the Council seeks to develop a more unified approach as it balances the needs of the entire City; and

WHEREAS, the Council believes that moving from the all ward system toward one (1) Representative for each Ward; and four (4) Representatives At-Large Councilmembers is in the best interests of the City until such time that the City is able to redistrict based on census numbers that more accurately reflect the change in population within Glenarden.

Section 707 Ward Representation.

(a) BEGINNING WITH THE ELECTION IN MAY 2021 A VOTING DISTRICT OR WARD SYSTEM SHALL BE UTILIZED WITHIN THE CITY TO ELECT FIVE ONE COUNCILMEMBER FOR EACH OF THE THREE WARDS. TWO [Four] Councilmembers and the Mayor shall be elected at large.

(b) THREE INDIVIDUAL COUNCILMANIC DISTRICTS/WARDS ARE HEREBY ESTABLISHED WITHIN THE CITY AND THE NUMBER OF COUNCILMEMBERS ELECTED TO REPRESENT EACH WARD SHALL BE AS FOLLOWS:

(1) WARD I SHALL BE REPRESENTED BY TWO ONE COUNCILMEMBERS.

(2) WARD II SHALL BE REPRESENTED BY TWO ONE COUNCILMEMBERS.

(3) WARD III SHALL BE REPRESENTED BY ONE COUNCILMEMBER.

(C) THE BOUNDARIES OF THE THREE WARDS SHALL BE AS FOLLOWS:

(1) WARD I. ALL PROPERTIES WITHIN THE CITY THAT LIE WEST OF MARTIN LUTHER KING, JR. HIGHWAY.

(2) WARD II. ALL PROPERTIES WITHIN THE CITY THAT LIE BETWEEN MARTIN LUTHER KING, JR. HIGHWAY AND BRIGHTSEAT ROAD.

(3) WARD III. ALL PROPERTIES WITHIN THE CITY THAT LIE EAST OF BRIGHTSEAT ROAD.

(D) IN ADDITION TO THE RESIDENCY REQUIREMENT IN SECTION 302 OF THIS CHARTER, THE FOLLOWING RESIDENCY REQUIREMENTS PREVAIL FOR WARD CANDIDATES:

(1) A CANDIDATE SHALL HAVE RESIDED IN THE WARD FROM WHICH HE OR SHE IS TO BE A CANDIDATE FOR AT LEAST 90 DAYS.

(2) A CHANGE OF RESIDENCE FROM ONE WARD TO ANOTHER DOES NOT NEGATE THE REPRESENTATION FROM THE PREVIOUS WARD UNTIL THE NEXT REGULAR OR SPECIAL ELECTION.

(3) IN THE EVENT OF DUAL RESIDENCE, A PERSON MAY BE A CANDIDATE FROM ONLY ONE WARD.

(4) A CANDIDATE MAY ONLY BE ELECTED TO REPRESENT THE WARD IN WHICH HE OR SHE RESIDES.

City Council of Glenarden, Maryland that the amendment to the Charter of the City of Glenarden, hereby proposed by this enactment, adopted this 9th day of November 2020, shall be and become effective upon the fiftieth (50th) day after its adoption by the City Council unless petitioned to referendum in accordance with §4-301 et seq. of the Local Government Article, Annotated Code of Maryland, within forty (40) days following its adoption. A complete and exact copy of this Charter Resolution shall be posted in the City offices located at 8600 Glenarden Parkway, Glenarden, Maryland for forty (40) days following its adoption by the Council.

138387 (11-19,11-26,12-3,12-10)

**COTTAGE CITY COMMISSION  
FAIR SUMMARY OF ORDINANCE NUMBER 2020-03**

This is to give notice that on December 9, 2020, the Cottage City Commission will have the first reader on Ordinance Number 2020-03.

Ordinance 2020-03 establishes adds Chapter 17 to the Code of Ordinances titled "Community Garden" regarding the use and administration of the lots know as 4222 Cottage Terrace, as a community garden; and generally related to the use of town property by the members of the Cottage City Community Garden.

Ordinance 2020-03 is available for inspection by the public at Town Hall, 3820 40TH Avenue, Cottage City, Maryland 20722, during normal business hours, 9:00 a.m. to 5:00 p.m., Monday through Friday.

**COTTAGE CITY COMMISSION  
BY: CONSUELLA BARBOUR, TOWN MANAGER**

138473 (12-10)

**THE  
PRINCE GEORGE'S  
POST NEWSPAPER  
CALL 301-627-0900  
FAX 301-627-6260**

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY  
AND ANY IMPROVEMENTS THEREON**

**4912 KIRBYWOOD ST.  
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated January 31, 2005, recorded in Liber 21479, Folio 642 among the Land Records of Prince George's County, MD, with an original principal balance of \$55,199.07, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 29, 2020 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

The property, and any improvements thereon, will be sold in an "as is" condition and subject to conditions, restrictions and agreements of record affecting the same, if any, and with no warranty of any kind. The property will be sold subject to a prior mortgage, the amount to be announced at the time of sale, if made available to the Substitute Trustees.

Terms of Sale: A deposit of \$5,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 348133-1)

PLEASE CONSULT WWW.ALEXCOOPER.COM FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838  
www.alexcooper.com

138459 (12-10,12-17,12-24)

**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 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: **12/20/2020**

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

2001	NISSAN	ALTIMA		1N4DL01D81C241434
2001	FORD	F550	MD	3EH7960 1FDAF57F31ED59739
2018	KAUFMAN	TRAILER		5VGFW5035JL005504
2017	RAM	3500		3C63RRGL6HG576617
2008	NISSAN	ALTIMA	MD	4EB5974 1N4AL24EX8C171514
2009	HONDA	CR-V	MD	8CR4794 5J6RE38329L031667
2005	KAUFMAN	TRAILER		5VGFW533XFL000267
2016	KAUFMAN	TRAILER		5VGFW5031GL003726
2017	RAM	3500		3C63RRAL8HG577146

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

2005	TOYOTA	AVALON		4T1BK36BX5U027912
1986	AMERICAN MOTORS	ENCORE		1XMDW9333GK107712
2007	VOLKSWAGEN	TOUAREG		WVGZE77L47D019781
2011	CHEVROLET	IMPALA		2G1WFF5EK3B1321692
1999	LEXUS	ES300		JT8BF28G5X5064728
2006	CHRYSLER	PACIFICA		2A4GM68486R663919

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

2003	TOYOTA	CAMBY		4T1BE32K63U765605
1971	CHEVROLET	CHEVELLE	MD	L51338 132361B176594
2003	LEXUS	GS430	TX	88039X6 JT8BL69S430013585
2007	CHEVROLET	MONTE CARLO		2G1WJ15K079419711
2006	VOLVO	XC90		YV4CM592961248377
2003	IZUSU	RODEO		4S2CK58W934310324

**MCDONALD'S TOWING**  
2917 52ND AVE  
HYATTSVILLE MD 20781  
301-864-4133

2000	CHRYSLER	GRAN VOYAGER		2C4GJ24G5YR809834
2004	MERCEDES BENZ	ML350		4JGAB57E04A498760

138488 (12-10)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**

**REQUEST FOR PROPOSALS  
Rental Housing Survey Development Services  
December 2020**

The Prince George's County Department of Housing and Community ("DHCD", or the "Department"), under the Center for Community Investment ("CCI") and in partnership with Kaiser Permanente ("Partner"), is seeking proposals from qualified housing market research consultants with expertise and demonstrated experience with executing quality data driven housing studies, affordable housing, and real estate market analysis to assist DHCD in developing a multifamily rental housing survey database to enable Prince George's County (the "County") to develop policy guidelines, effectuating the preservation of affordable housing in targeted areas such as the Purple Line Corridor and transit-oriented development ("TOD") focused areas of Prince George's County. DHCD invites responses from Developers with experience in:

- Surveying residential rental housing rates within a local market and the collection of other pertinent rental housing data that includes but is not limited to housing size; bedroom mix; in-unit and property amenities; utility information; vacancy rates; parking availability; property-specific rates of annual rent increases; and locality-specific trends of annual rent increases.
- Policy research and recommendations, including the identification of legislative actions required to establish, support, or mandate an annual rent survey and/or the legislative requirements to mandate owners of residential properties to annually disclose rental rates.
- Identification of administrative actions required to establish and implement a comprehensive annual rental survey, based on policy research.
- Researching the processes, methodologies, and best practices employed by local jurisdictions to survey rents and the identification of specific roles, responsibilities, and associated costs of carrying out rental survey activities
- Research and recommendation of software platforms to be utilized for survey data collection, analysis, and report generation; and the identification of the costs of recommended software platforms and the ongoing administrative requirements required for platform support.
- The creation of timetables governing actions throughout an entire project lifecycle from the research and recommendation phases through design and development and ultimately forward to small-scale testing and widespread implementation.
- Leading the implementation and carrying out of rental survey activities within pre-defined localities and submarkets as part of a pilot prior to wider implementation.

Responders must follow exactly, and be responsive to, ALL requirements of this RFP. It is the Responder's responsibility to provide all specified materials in the required form and format. Responses that are not in the required form and format will not be considered.

The initial contract term will be for a period not to exceed nine (9) months, which may be extended at DHCD's discretion.

The RFP will be available on **Thursday, December 10, 2020** and can be obtained from the Prince George's County Department of Housing and Community Development's website at: <https://www.princegeorgescountymd.gov/1061/Public-Notices>

Proposals in response to this RFP must be submitted in the following format: An electronic response must be submitted to [pawilson@co.pg.md.us](mailto:pawilson@co.pg.md.us) and a digital copy on a USB flash drive submitted to the address listed below. Proposals submitted on a USB flash drive must be received and time stamped by DHCD no later than **Monday, December 28, 2020 at 5:00 p.m. EST at the address listed below:**

**Prince George's County  
Department of Housing & Community Development  
Attention: Pamela Wilson, Housing Development Program Manager  
9200 Basil Court, Suite 306  
Largo, Maryland 20774  
pawilson@co.pg.md.us**

**Qualifications:**

Respondents must include a technical statement that contains a description of the consultant's proposed approach to performing the scope of service and demonstrate the appropriate qualifications with specific references to:

- Methodology and approach to scope of services;
- Fee schedule for services and cost proposal;
- Description and rationale of any special services required;
- Description of current services offered by the consulting team that supports the scope of services in this RFP;
- Resumes of key personnel proposed to work on the contract with emphasis on relevant experience;
- A description and status of comparable project experience for other public entities with an emphasis on affordable housing and housing preservation; and
- Pertinent examples of related work prepared by the consultant.

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

By Authority of:  
Estella Alexander, Director  
Prince George's County  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: December 10, 2020

138484 (12-10)

**Notice of Public Comment  
Housing and Community Development  
Draft Consolidated Annual Performance  
and Evaluation Report – FY 2020**

Under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the Prince George's County Department of Housing and Community Development (DHCD) has opened a 15-day public comment period and is making the FY 2020 Draft Consolidated Annual Performance and Evaluation Report (CAPER) available to the public for review and comment. The CAPER is used as an important tool that documents the County's achievements toward providing decent housing, suitable living environments, and expanding economic opportunities principally for low and moderate-income persons.

The purpose of the notice of public comment is to gain public input and comment on the County's effort in meeting its goals and objectives described in the 2016-2020 Consolidated Plan for Housing and Community Development and the following Federal Programs' performance in addressing the goals and objectives of the FY 2020 Annual Action Plan, Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) programs.

A copy of the draft CAPER will be available on December 10, 2020 on the County's website at <https://www.princegeorgescountymd.gov/1039/Plans-Reports>. Copies are also available by mail upon request.

Written comments may be sent to the Prince George's County Department of Housing and Community Development at 9200 Basil Court, Suite 500, Largo, Maryland, 20774. For more information please contact the Department of Housing and Community Development at (301) 883-5540 or (301) 883-5570.

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

By Authority of:  
Estella Alexander, Director  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: December 10, 2020

138489 (12-10)



**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**4214 BAR HARBOR PL.  
BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust dated July 25, 2008, recorded in Liber 29954, Folio 550 among the Land Records of Prince George's County, MD, with an original principal balance of \$266,539.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 15, 2020 AT 11:05 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$33,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 341579-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

138411

(11-26,12-3,12-10)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**15005 PUFFIN CT.  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated December 21, 2007, recorded in Liber 29380, Folio 322 among the Land Records of Prince George's County, MD, with an original principal balance of \$417,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 15, 2020 AT 11:06 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$35,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 100428-5)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
908 YORK RD., TOWSON, MD 21204  
410-828-4838

138412

(11-26,12-3,12-10)

**LEGALS**

**BWW LAW GROUP, LLC**  
6003 Executive Boulevard, Suite 101  
Rockville, MD 20852  
(301) 961-6555

**SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON**

**5706 HUNTLAND RD.  
TEMPLE HILLS, MD 20748**

Under a power of sale contained in a certain Deed of Trust dated March 27, 2006, recorded in Liber 27449, Folio 511 among the Land Records of Prince George's County, MD, with an original principal balance of \$337,536.53, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

**DECEMBER 15, 2020 AT 11:07 AM**

ALL THAT FEE SIMPLE LOT OF GROUND, together with any buildings or improvements thereon located in Prince George's County, MD and more fully described in the aforesaid Deed of Trust.

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. **TIME IS OF THE ESSENCE FOR THE PURCHASER.** Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. **BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION.** (Matter No. 114569-1)

PLEASE CONSULT [WWW.ALEXCOOPER.COM](http://WWW.ALEXCOOPER.COM) FOR STATUS OF UPCOMING SALES

Howard N. Bierman, Carrie M. Ward, et al.,  
Substitute Trustees

**ALEX COOPER AUCTS., INC.**  
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410-828-4838

138413

(11-26,12-3,12-10)

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