

LEGALS



This notice is to inform the public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-71-2019. The price listed for each property is the appraised value, and each property will be disposed at fair market value.

This offer opened in December 2019 and shall remain open until OCS has disposed of the listed parcel. All Expression of Interest contracts for surplus

Resolution (CR-71-2019) must be executed by September 30, 2021

During this period, expressions of interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds (**MONEY ORDER OR BANK DRAFT ONLY**), payable to Prince George's County, Maryland, and must be submitted along with your bid submission. A separate deposit must be included for each expression of interest. This deposit will be refunded if I am not the successful bidder. Also enclosed Pur-

chaser Expression of Interest form and development / or intended use proposal for this property.

Note: All land to be disposed via public sale has no structures or improvements and is sold as is.



For a complete List of properties visit www.princegeorgescountymd.gov/927/Surplus-Real-Estate

PROPERTY LIST | For a complete List of properties visit www.princegeorgescountymd.gov/927/Surplus-Real-Estate

Location	Size (Sq.ft or Acre)	Tax Account No.	Location	Size (Sq.ft or Acre)	Tax Account No.
Rinard Avenue, Beltsville, MD 20705	5,040 sq. ft.	Tax#: 01-0014258	Mars Ave, Suitland 20746	4,000 sq. ft.	Tax#: 06-0549980
Rinard Avenue, Beltsville, MD 20705	5,040 sq. ft.	Tax#: 01-0069971	Mars Ave, Suitland 20746	4,000 sq. ft.	Tax#: 06-0588962
4613 Rinard Avenue, Beltsville, MD 20705	2,520 sq. ft.	Tax#: 01-0016105	Mars Ave, Suitland 20746	8,000 sq. ft.	Tax#: 06-0589051
James Farmer Way, Capitol Heights 20743	3,705 sq. ft.	Tax#: 18-2080869	Mars Ave, Suitland 20746	10,000 sq. ft.	Tax#: 06-0589069
1750 Torrance Ave, Capitol Heights 20743	2.05 acres	Tax#: 06-2751279	Southern Avenue, Suitland 20746	6,255 sq. ft.	Tax#: 06-0474064
Emo St, Capitol Heights 20743	22,729 sq. ft.	Tax#: 18-2057701	109 Talbert Dr, Oxon Hill 20745	3,914 sq. ft.	Tax#: 12-1225184
Emo St, Capitol Heights 20743		Tax#: 18-2057677	107 Talbert Dr, Oxon Hill 20745	3,520 sq. ft.	Tax#: 12-1225192
Emo St, Capitol Heights 20743		Tax#: 18-2057693	105 Talbert Dr, Oxon Hill 20745	3,520 sq. ft.	Tax#: 12-1225200
Mars Ave, Suitland 20746	4,000 sq. ft.	Tax#: 06-0589390	103 Talbert Dr, Oxon Hill 20745	3,520 sq. ft.	Tax#: 12-1225218
			101 Talbert Dr, Oxon Hill 20745	3,520 sq. ft.	Tax#: 12-1225226
			55 Talbert Dr, Oxon Hill 20745	6,400 sq. ft.	Tax#: 12-1225234
			Mystic Ave, Oxon Hill 20774	238,113 sq. ft.	Tax#: 12-1303221
			Piscataway Rd, Clinton 20735	0.50 acres	Tax#: 09-0896365
			7801 Sarakal Road, Clinton 20735	11,176 sq. ft.	Tax#: 09-0986505
			7803 Sarakal Road, Clinton 20735	10,000 sq. ft.	Tax#: 09-0986513
			7804 Sarakal Road, Clinton 20735	10,061 sq. ft.	Tax#: 09-0986497
			7805 Sarakal Road, Clinton 20735	10,000 sq. ft.	Tax#: 09-0986521
			7806 Sarakal Road, Clinton 20735	10,000 sq. ft.	Tax#: 09-0986489
			7807 Sarakal Road, Clinton 20735	10,000 sq. ft.	Tax#: 09-0986539

Looking ahead - Stay tuned to the 2021 Surplus Grand Slam list in late fall.

LEGALS

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

8703 CRALEY COURT
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Estate of Yvette R. Broadus aka Yvette R. Broadus and Marvin S. Broadus, Sr. aka Marvin S. Broadus aka Marvin Broadus, dated May 31, 2005, and recorded in Liber 22672 at folio 213 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, on

AUGUST 10, 2021

AT 9:32 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 \$19,000.00 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 6.65% 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 # 19-602172)

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

139908

(7-22,7-29,8-5)

*Proudly Serving
Prince George's County Since 1932*

LEGALS

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LEGALS

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

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

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4807 WILLES VISION DR.
BOWIE, MD 20720

3306 WATERFORD MILL RD.
A/R/T/A 12807 CONTEE MANOR DR.
BOWIE, MD 20721

10107 OLD INDIAN HEAD RD.
A/R/T/A 10107 OLD INDIAN HEAD RD. SOUTH
UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, 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

Under a power of sale contained in a certain Deed of Trust dated February 16, 2011, recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,136,160.00, 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

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006, recorded in Liber 26553, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$370,400.00, 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

AUGUST 3, 2021 AT 11:05 AM

AUGUST 3, 2021 AT 11:06 AM

JULY 27, 2021 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.

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.

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, 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, 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 \$63,000 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. 173254-2)

Terms of Sale: A deposit of \$106,000 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. 330287-1)

Terms of Sale: A deposit of \$43,000 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. 333425-1)

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

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

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Substitute Trustees

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Substitute Trustees

ALEX COOPER AUCTS., INC.
908 YORK RD., TOWSON, MD 21204
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139882

(7-15,7-22,7-29)

139883

(7-15,7-22,7-29)

139844

(7-8,7-15,7-22)

LEGALS

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

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

2331 PEMBERELL PLACE
DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Rachelle Lawrence aka Rachelle I Lawrence, dated November 4, 2005, and recorded in Liber 24758 at folio 771 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 14735 Main Street, Upper Marlboro, Maryland, on

**AUGUST 3, 2021
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 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 # 19-603610)

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

139872 (7-15,7-22,7-29)

LEGALS

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

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

13113 SHINNECOCK DRIVE
SILVER SPRING, MARYLAND 20904

By virtue of the power and authority contained in a Deed of Trust from Scaffold F Forte, dated July 31, 2007, and recorded in Liber 28707 at folio 242 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, on

**AUGUST 3, 2021
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 \$45,000.00 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 # 19-603613)

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

139873 (7-15,7-22,7-29)

LEGALS

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

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

4806 MEDORA DRIVE
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Estate Of Enid Agnes Swannee, dated June 8, 2006, and recorded in Liber 25881 at folio 331 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, on

**AUGUST 10, 2021
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$16,000.00 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 8.05% 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 # 18-603612)

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

139907 (7-22,7-29,8-5)

LEGALS

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

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

6913 GRENADA AVE
OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Barbara Sabino aka Barbara L. Sabino, dated August 23, 2005, and recorded in Liber 23349 at folio 169 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, on

**AUGUST 3, 2021
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 2013-42462)

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

139881 (7-15,7-22,7-29)

LEGALS

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

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

7240 LANHAM LANE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Tonya Y. Carter aka Toya Y. Carter, dated January 15, 2007, and recorded in Liber 29747 at folio 455 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, on

**AUGUST 10, 2021
AT 9:33 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 \$23,000.00 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 # 20-604130)

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

139910 (7-22,7-29,8-5)

LEGALS

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

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

203 9TH STREET
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Julie Croker aka Julie A Croker and Susan Ordakowski aka Susan C Ordakowski, dated November 29, 2005, and recorded in Liber 24234 at folio 186 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, on

**AUGUST 10, 2021
AT 9:34 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 19-601796)

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

139911 (7-22,7-29,8-5)

The Prince George's Post

Call 301-627-0900

Fax 301-627-6260

LEGALS

Jose L. Espejo, Esq.
McMillan Metro, P.C.
7811 Montrose Road, Suite 400
Potomac, MD 20854
301-251-1180

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA M. PRESTIGIACOMO
A/K/A PATRICIA M. PRESTI

Notice is given that Charles Presti, whose address is 304 C De Baca Rd., Corrales, New Mexico 87048, was on June 30, 2021 appointed Personal Representative of the estate of Patricia M. Prestigiacomo a/k/a Patricia M. Presti, who died on April 7, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of December, 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.

CHARLES PRESTI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 120928
139893 (7-15-7-22-7-29)

KAREN M SELBY
3261 Old Washington Road
Suite 2020
Waldorf, MD 20602
202-854-0464

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARRIE L SMITH
A.K.A. CARRIE L ABRAMS

Notice is given that Crandall O Jones, whose address is 606 Borough Line Road, Collegeville, PA 19426, was on April 13, 2020 appointed Personal Representative of the estate of Carrie L Smith a.k.a. Carrie L Abrams who died on January 14, 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 13th day of October, 2020.

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.

CRANDALL O JONES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116523
139869 (7-8-7-15-7-22)

LEGALS

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 07/30/2021. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9484, 2009 TOYOTA
VIN# 4T1BE46KX9U351655
NYATI AUTO REPAIRS
8110B PULASKI HWY
ROSEDALE

LOT#9718, 2008 AUDI
VIN# WAUAF78E38A033749
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9719, 2012 CHEVROLET
VIN# 1G1PK55C2C7187596
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9720, 2014 CHRYSLER
VIN# 2C4RC1BGXER160270
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9722, 2006 BMW
VIN# WBAEH13416CRS0715
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9723, 2018 FORD
VIN# 1FADP3F22JL206126
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9724, 2019 MITSUBISHI
VIN# JA4AP4AU2KU025125
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9725, 2012 HONDA
VIN# 2HKRM3H74CH500314
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9726, 2000 FORD
VIN# 1FDXF47S0YEA42450
ALLSTAR AUTOMOTIVE
127 2ND STREET
LAUREL

LOT#9727, 2004 ACURA
VIN# 19UUA66244A027102
ALLSTAR AUTOMOTIVE
127 2ND STREET
LAUREL

LOT#9728, 2002 CHEVROLET
VIN# 1G1YY32G825116715
JERRY'S CHEVROLET
1940 EAST JOPPA RD
BALTIMORE

LOT#9729, 2001 GMC
VIN# 1GKEK13T31R207740
GERARD MCFARLANE
4013 34TH STREET
MOUNT RAINIER

LOT#9730, 2014 LEXUS
VIN# JTHBK1GG2E2146759
AYT AUTO CLINIC
15007 MARLBORO PIKE
UPPER MARLBORO

LOT#9795, 2019 JEEP
VIN# 1C4RJEAG7KC763325
DENDRON PL LLC
12413 ARROW PARK DR
FT WASHINGTON

LOT#9796, 2017 TOYOTA
VIN# 5YFBURHE9HP604858
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9797, 2016 CHRYSLER
VIN# 2C4RC1BG2GR289428
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9798, 2015 HYUNDAI
VIN# KMHCT6AE5FU226937
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9799, 2008 HONDA
VIN# 1HGCP26478A098322
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#9803, 2008 FORD
VIN# 2FMDK48C68BA02536
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#9804, 2006 FORD
VIN# 1FAFP53226A256634
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#9805, 2019 FORD
VIN# 3FA6P0LU5KRI21815
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#9806, 2017 FORD
VIN# 1FMCU9J08HUA98105
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT# 9807, 2018 FORD
VIN# 1FADP3E28JL202194
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

TERMS OF SALE: CASH
PUBLIC SALE
The Auctioneer Reserves the right
to post a minimum bid.
Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

139901 (7-15-7-22)

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 August 26, 2021 and will be heard on October 26, 2021. Those licenses are:

Class B, Beer, Wine and Liquor -
17 BL 80, 17 BL 81, 17 BL 82

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, August 4,
2021 at 7:00 p.m. and August 11,
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 BL_C@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
July 6, 2021

139902 (7-15-7-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ODESSA V MORRIS

Notice is given that Horace Anthony Morris, whose address is 12410 Van Brady Road, Upper Marlboro, MD 20772, was on July 7, 2021 appointed Personal Representative of the estate of Odessa V Morris, who died on September 11, 2001 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of January, 2022.

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.

HORACE ANTHONY MORRIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 61003
139894 (7-15-7-22-7-29)

NOTICE

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

vs.
Sy Ismaila Sahande
Plaintiffs
Defendant

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

CIVIL NO. CAEF 21-02705

ORDERED, this 6th day of July, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4321 391th Place, Brentwood, Maryland 20722 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of August, 2021 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 6th day of August, 2021, next.

The report states the amount of sale to be \$272,000.00.

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

139888 (7-15-7-22-7-29)

LEGALS

PRINCE GEORGE'S COUNTY
GOVERNMENT

Board of License
Commissioners

(Liquor Control Board)

REGULAR SESSION

JULY 27, 2021

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

TRANSFER OF LOCATION

Durgesh Gupta, Member/Authorized Person, Nidhi S. Gaiind, Member/Authorized Person, for a Class A, Beer, Wine & Liquor for the use of Capitol Liquors, LLC, t/a Southern Avenue Liquors, 5420 Silver Hill Road, Suitland, 20746 transfer from Capitol Liquors, LLC, t/a Southern Avenue Liquors, 4259 Southern Avenue, Capitol Heights, 20743, Durgesh Gupta, Member/Authorized Person, Nidhi S. Gaiind, Member/Authorized Person.

TRANSFER

Chinchode Jayamala Reddy, Managing Member/Authorized Person, for a Class A, Beer, Wine & Liquor for the use of Watkins Park Liquor MD, LLC, t/a Watkins Park Liquors, 56 Watkins Park Drive, Upper Marlboro, 20774 transfer from Watkins Park Liquors, Inc, t/a Watkins Park Liquors, 56 Watkins Park Drive, Upper Marlboro, 20774, Samuel Turner, President/Secretary/Treasurer.

Surinder S. Rai, President, for a Class A, Beer, Wine & Liquor for the use of Rai Family, Inc., t/a Galaxy Liquor, 7241 Landover Road, Landover, 20785 transfer from Stella and Jane, LLC, t/a Galaxy Liquor, 7241 Landover Road, Landover, 20785, Jennifer Cho, Sole/Managing Member.

Zahid H. Jafari, Member/Authorized Person, for a Class B+, Beer, Wine & Liquor for the use of Fairwood of Maryland, LLC, t/a Fairwood Wine and Spirits, 12420 Fairwood Parkway, Suite C, Glenn Dale, 20720, transfer from Fairwoods Restaurant, LLC, t/a Fairwood Café Wine and Spirits, 12420 Fairwood Parkway, Suite C, Glenn Dale, 20720, Jane Theresa Nixon, Managing Member, Mark J. Barry, Member.

Sameer Ailawadi, Member, for a Class B(BH), Beer, Wine and Liquor for the use of AILCP Hospitality, LLC, t/a Wyndham College Park/Washington DC Area, 4095 Powder Mill Road, Beltsville, 20705, transfer from College Park Bev, LLC, t/a Sheraton College Park North, 4095 Powder Mill Road, Beltsville, 20705, Francis Ayoub, Authorized Person.

Charles K. Staples, Manager/Authorized Person, for a Class C,GCC, Beer, Wine & Liquor for the use of Lake Presidential Golf, LLC, t/a Lake Presidential Golf Club, 3151 Lake Presidential Drive, Upper Marlboro, 20774 transfer from Tron Beverages of Maryland, LLC, t/a Lake Presidential Golf Club, 3151 Lake Presidential Drive, Upper Marlboro, 20774, Edward Antonetti, Resident Agent.

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

Kai Tang, President/Treasurer, Meng Wei Wang, Vice President/Secretary, for a Class B(BLX), Beer, Wine and Liquor for the use of Crazy Crab Brandywine, Inc., t/a Urban Crab Shack, 3310 Donnell Drive, Forestville, 20747.

NEW- CLASS B, BEER, WINE
AND LIQUOR

Vu Phi Hoang, Vice President, James Pham, President for a Class B, Beer, Wine and Liquor for the use of Crab Tales of Camp Springs, LLC, t/a C Crab, 4823 Allentown Road, Suitland, 20746.

Rachhpal Singh, Member-Manager, Punita C. Rice, Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of New Northeast LP, LLC, t/a Bites at Langley, 8046 New Hampshire Avenue, Langley Park, 20783.

Peta Gaye-Cole, President, for a Class B, Beer, Wine and Liquor for the use of Getti's Island Spyc Restaurant & Lounge, LLC, t/a Getti's Island Spyc Restaurant Lounge, 3548 Crain Highway, Bowie, 20716.

Gbassay Kanu, Member/Authorized Person, Akuamoa Boateng, Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Golden Palace, LLC, t/a Golden Palace Lounge, 5106 Baltimore Avenue, Hyattsville, 20737.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, July 27, 2021. 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 BL_C@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
June 22, 2021

139903 (7-15-7-22)

NOTICE ALTERNATE
SERVICE BY PUBLICATION

DELICIA GUARDIA ALELUYA

Plaintiff,

v.
DOUGLAS WILSON SABATH
CORDONA
Defendant,

In the Circuit Court for Prince
George's County, Maryland
Case No. CAD17-13778

This is to give notice that on the 6th day of June 2018, the Plaintiff, Delicia Guardia Aleluya, filed a Supplemental Complaint for Absolute Divorce in the Circuit Court for Prince George's County, Maryland. The Complaint seeks an absolute divorce from the Defendant, Douglas Wilson Sabath Cordona, on the grounds of one year's separation, and for such other and further relief as the Court deems necessary and appropriate.

The Circuit Court for Prince George's County, Maryland may grant that relief unless Defendant can show reason why the court should not grant the relief. Defendant must file a response to the complaint on or before September 9, 2021.

If Defendant fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county at least once a week for three (3) consecutive weeks on or before August 9, 2021.

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

True Copy—Test:
Mahasin El Amin, Clerk

139895 (7-15-7-22-7-29)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
LARRY BRATTON GILMORE

Estate No.: 119646

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the
above estate:

You are hereby notified that a petition has been filed by Shenita L. Pittman-Bell for judicial probate for the appointment of a personal representative. A video hearing will be held September 8, 2021 at 11:00 AM.

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

139890 (7-15-7-22)

Call 301-627-0900
for a quote.

DAVID L. SCULL
7960 Old Georgetown Rd. #8C
Bethesda, MD 20814
301-913-9660

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA KAREN RICE

Notice is given that Rhonda E. Rice, whose address is 3223 Walton Pike, Dover, KY 41034, was on July 7, 2021 appointed Personal Representative of the estate of Linda Karen Rice, who died on April 17, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 7th day of January, 2022.

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.

RHONDA E. RICE
Personal Representative

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

Estate No. 120578
139892 (7-15-7-22-7-29)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
JUAN RIOS-ESCOBAR
ALBA ALVARADO
7705 24th Avenue
Hyattsville, MD 20783

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-45062

Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7705 24th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of August, 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 6th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$308,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139884 (7-15-7-22-7-29)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.
ANDREW LEE ROBINSON, JR.
9631 Reiker Drive
Upper Marlboro, MD 20774

Defendant(s).

In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-01612

Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9631 Reiker Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 6th day of August, 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 6th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$317,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139886 (7-15-7-22-7-29)

NOTICE

HOF I

LEGALS

Mark W Oakley
1801 Research Blvd, Suite 401
Rockville, MD 20850
301-424-8081

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SONG SIK CHOE**

Notice is given that Soo Yun Kwon, whose address is 1761 Old Meadow Road, Unit 518, McLean, VA 22102, was on June 10, 2021 appointed Personal Representative of the estate of Song Sik Choe who died on February 16, 2021 with a will.

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

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

SOO YUN KWON
Personal Representative

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

Estate No. 121145
139847 (7-8,7-15,7-22)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAE HELEN WILLIAMS GRAHAM**

Notice is given that Margaret Latrell Watson, whose address is 2615 Boones Lane, District Heights, MD 20747, was on July 1, 2021 appointed Personal Representative of the estate of Mae Helen Williams Graham, who died on November 2, 2013 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of January, 2022.

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.

MARGARET LATRELL WATSON
Personal Representative

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

Estate No. 108739
139861 (7-8,7-15,7-22)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL ANDREW BAI-
BALOGHO EFEMINI**

Notice is given that Teri Efemini, whose address is 2108 Woodvale Lane, Bowie, MD 20721, was on May 24, 2021 appointed Personal Representative of the estate of Michael Andrew Babalgho Efemini who died on April 24, 2021 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 24th day of November, 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.

TERI EFEMINI
Personal Representative

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

Estate No. 120724
139891 (7-15,7-22,7-29)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOUISE BONDS**

Notice is given that Irene Dolphin, whose address is 1404 Golf Course Drive, Bowie, MD 20721, was on May 26, 2021 appointed Personal Representative of the estate of Mary Louise Bonds who died on January 22, 2021 with a will.

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

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

IRENE DOLPHIN
Personal Representative

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

Estate No. 119443
139924 (7-22,7-29,8-5)

LEGALS

Joshua Welborn
312 Marshall Ave. Suite 800
Laurel, Maryland 20707
301-490-3361

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUDITH A STEVENS**

Notice is given that Orhan K Omer, whose address is 8688 Veterans Highway, Suite A, Millersville, MD 21108, was on July 8, 2021 appointed personal representative of the small estate of Judith A Stevens, who died on April 18, 2019 without a will.

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

All persons having 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.

ORHAN OMER
Personal Representative

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

Estate No. 115120
139917 (7-22)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY L MIERS**

Notice is given that Sarah E Miers, whose address is 1101 Higgins Place Apt 615, Rockville, Maryland 20852, was on July 12, 2021 appointed Personal Representative of the estate of Mary L Miers who died on May 30, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of January, 2022.

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.

SARAH E MIERS
Personal Representative

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

Estate No. 121388
139922 (7-22,7-29,8-5)

LEGALS

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

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE TYLER**

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on April 15, 2021 appointed personal representative of the small estate of Yvonne Tyler, who died on April 19, 2019 without a will.

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

All persons having 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.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 116667
139918 (7-22)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROL DARLENE HAMMER**

Notice is given that Micki Heineken, whose address is 949 Old Annapolis Neck Road, Annapolis, MD 21043 and Michael A. Hammer, whose address is 7765 Peach Court, Lusby, MD 20657, were on May 17, 2021 appointed Co-Personal Representatives of the estate of Carol Darlene Hammer who died on April 11, 2021 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 17th day of November, 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.

MICKI HEINEKEN
MICHAEL A. HAMMER
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. 120823
139923 (7-22,7-29,8-5)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORETTA PAULINE THOMPSON**

Notice is given that Lloyd Thompson, whose address is 1220 L Street NW Suite 100-204, Washington, DC 20025, was on July 8, 2021 appointed Personal Representative of the estate of Loretta Pauline Thompson, who died on May 11, 2021 without a will.

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

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 January, 2022.

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.

LLOYD THOMPSON
Personal Representative

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

Estate No. 1212Rockville, MD
2085006

139920 (7-22,7-29,8-5)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES EDWARD STRAHAN**

Notice is given that Marcella Strahan, whose address is 4510 Heath Street, Capitol Heights, MD 20743, was on July 13, 2021 appointed Personal Representative of the estate of Charles Edward Strahan, who died on March 18, 2021 without a will.

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

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 13th day of January, 2022.

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.

MARCELLA STRAHAN
Personal Representative

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

Estate No. 120603
139919 (7-22,7-29,8-5)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTONETTE CHARMAINE
GIBBON**

Notice is given that Rackaeta Gibbon, whose address is 12817 Carousel Court, Upper Marlboro, MD 20772, was on July 15, 2021 appointed personal representative of the small estate of Antonette Charmaine Gibbon, who died on April 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.

RACKAETA GIBBON
Personal Representative

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

Estate No. 121547
139915 (7-22)

The Prince George’s Post

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS BLAIR HOY

Notice is given that Sandra L. Meyer, whose address is 6409 63rd Place, Riverdale, MD 20737, was on April 13, 2021 appointed personal representative of the small estate of Thomas Blair Hoy, who died on September 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 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 hereafter.

SANDRA L. MEYER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 118815
139916 (7-22)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ALFREDO M. PARUNGAO
ROSITA P. PARUNGAO
JERWYN PARUNGAO
JOEL PARUNGAO
8607 Johnson Avenue
Glenarden, MD 20706

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-01607**

Notice is hereby given this 15th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8607 Johnson Avenue, Glenarden, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 16th day of August, 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 16th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$348,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139912 (7-22,7-29,8-5)

**NOTICE - ALTERNATE
SERVICE BY PUBLICATION**

DELICIA GUARDIA ALELUYA
Plaintiff,

v.

DOUGLAS WILSON SABATH
CORDONA
Defendant.

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAD17-13778**

This is to give notice that on the 6th day of June, 2018, the Plaintiff, Delicia Guardia Aleluya, filed a Supplemental Complaint for Absolute Divorce in the Circuit Court for Prince George's County, Maryland. The Complaint seeks an absolute divorce from the Defendant, Douglas Wilson Sabath Cordona, on the grounds of one year's separation, and for such other and further relief as the Court deems necessary and appropriate.

The Circuit Court for Prince George's County, Maryland may grant that relief unless Defendant can show reason why the court should not grant the relief. Defendant must file a response to the complaint on or before September 9, 2021.

If Defendant fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county at least once a week for three (3) consecutive weeks on or before August 9, 2021.

Date: 7/12/2021

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

True Copy—Test:
Mahasin El Amin, Clerk
139934 (7-22,7-29,8-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA RUTH RICE

Notice is given that Thomas L Rice Jr, whose address is 7406 Sweet Clover, Columbia, MD 21045, was on November 16, 2020 appointed personal representative of the small estate of Linda Ruth Rice who died on April 10, 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 hereafter.

THOMAS L. RICE 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. 118403
139914 (7-22)

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

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)**

**REGULAR SESSION
AUGUST 4, 2021**

- 1. t/a PartyHQ** – Request for a Special Entertainment Permit. Licensee is represented by Linda Carter, Esquire.
- 2. t/a Gee's** – Requesting to remove Mr. Pravjot Batra as a licensee and transfer his 60% interest to increase Mr. Siddhartha Mahajan's interest to 100%.
- 3. Proposed Revision to R.R. No. 75** – Special Entertainment Permit/Family Entertainment Permit.
- 4. Leia Burks**, Managing Member/ Authorized Person, Taseen Abdulbarr, Member/Authorized Person, Center Pocket, LC, **t/a Center Pocket Billiards and Cafe**, 4931 Tesla Drive, Bowie, 20715, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 20, 2019 a new application for a Class B (BLX), Beer, Wine and Liquor was filed, that on or about July 23, 2019 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. Licensee is represented by Linda Carter, Esquire.
- 5. Monzurul Islam**, President, M & P Investment, Inc., **t/a Lee's Deli Mini Mart**, 5400 Marlboro Pike, Forestville, 20747, Class D, Beer and Wine, is summonsed to show cause for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code and Rule 26 of the Rules and Regulations for Prince George's County, to wit; That on or about May 7, 2019 a transfer application for a Class D, Beer and Wine was filed, that on or about July 23, 2019 approval by the Board was granted to the issuance of the license; the license has not been placed in operation after six months following approval being granted. The current license holder has an outstanding balance with the BOLC. Continued from December 9, 2020, January 13, 2021 & February 10, 2021.
- 6. Aster Hailelessie**, Member/ Authorized Person, DC Dynasty,

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIAM L. FULLER
CECILIA M. WRIGHT
6509 Woodley Road
Clinton, MD 20735

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 18-20819**

Notice is hereby given this 15th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6509 Woodley Road, 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 16th day of August, 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 16th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$240,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
139913 (7-22,7-29,8-5)

MECHANIC'S LIEN SALE

Under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, the undersigned lienor will sell at public auction for storage, repairs, and other lawful charges:

2007 Mitsubishi Outlander
VIN: JA4MT31X17U002732

Sale to be held on
**JULY 31, 2021
AT 12:00 NOON**
on the premises of LL Towing & Recovery at 6655-E Mid Cities Ave, Beltsville, MD 20705.

Terms of Sale-CASH.
Lienor reserves the right to bid.

LL Towing & Recovery
6655-E Mid Cities Ave.
Beltsville, MD 20705

139930 (7-22,7-29)

LEGALS

ENACTED BILLS

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

CB-023-2021 (DR-3) - AN ORDINANCE CONCERNING I-3 ZONE for the purpose of amending the Industrial Table of Uses in the Zoning Ordinance to permit Moving and Storage, Motor Freight Shipping and Receiving Facilities, and Warehousing uses in the I-3 (Planned Industrial/Employment Park) Zone of Prince George's County, under certain specified circumstances.
ENACTED: 6/8/2021; EFFECTIVE: 7/26/2021

CB-028-2021 (DR-2) - AN ACT CONCERNING MOBILE GROCERY TRUCKS for the purpose of amending the definition of Mobile Vendors to include a Mobile Grocery Truck that provides food options in targeted areas in Prince George's County and the license application requirements.
ENACTED: 6/2/2021; SIGNED: 6/4/2021; EFFECTIVE: 7/20/2021

CB-033-2021 (DR-2) - AN ORDINANCE CONCERNING ZONING--DEFINITIONS--GROUP RESIDENTIAL FACILITY for the purpose of amending the definition for the use "Group Residential Facility" in the Zoning Ordinance. **ENACTED: 7/13/2021; EFFECTIVE: 8/30/2021**

CB-034-2021 - AN ACT CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of approving the Prince George's County portion of the Maryland-National Capital Park and Planning Commission budget and making appropriations and levying certain taxes for Fiscal Year 2022 for the Maryland-National Capital Park and Planning Commission, pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland, as amended ("Land Use Article").
ENACTED: 5/27/2021; SIGNED: 5/28/2021; EFFECTIVE: 7/1/2021

CB-042-2021 (DR-2) - AN ORDINANCE CONCERNING ELEEMOSYNARY OR PHILANTHROPIC INSTITUTIONS for the purpose of amending the R-55 zone to include the adaptive reuse of a former public school building used by an eleemosynary or philanthropic institution.
ENACTED: 7/13/2021; EFFECTIVE: 7/13/2021

**BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Calvin S. Hawkins, II, Chair**

ATTEST:
Donna J. Brown
Clerk of the Council

Copies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

139929 (7-22)

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A virtual hearing will be held via Zoom at 7:00 p.m. Wednesday, August 4, 2021. To attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting us at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 16, 2021
139926 (7-22,7-29)

LEGALS

NOTICE OF A RESCHEDULED PUBLIC HEARING

THE PRINCE GEORGE’S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION WILL HOLD A

VIRTUAL JOINT PUBLIC HEARING

ON THE COUNTYWIDE SECTIONAL MAP AMENDMENT (CMA) FOR PRINCE GEORGE’S COUNTY

Due to the COVID-19 Pandemic, and certain legal requirements, the Prince George’s County Council made the decision to postpone the previously scheduled November 20, 2020 Joint Public Hearing on the CMA. On April 9, 2021, the Maryland General Assembly passed House Bill 980 amending certain legal requirements of State law, which now allows the County Council to convene with the Planning Board to consider the proposed CMA.

Due to the COVID-19 Pandemic, the County Council also enacted CB-33-2020, and adopted CR-57-2020, to amend the Zoning Ordinance and District Council Rules to allow for public hearings to be conducted virtually or remotely.

Pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland and the Zoning Ordinance of Prince George’s County, being also Subtitle 27 of the Prince George’s County Code, the Prince George’s County Council, sitting as the District Council, and the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission, hereby give notice of a Joint Virtual Public Hearing in order to receive public testimony concerning the CMA.

The CMA consists of all properties within the County except for properties located within the municipal boundaries of the City of Laurel. The CMA, which is most of the County’s land area, is also referred to for legal purposes as that portion of the Maryland-Washington Regional District located within Prince George’s County.

PUBLIC HEARING DATE/TIME:

Monday, September 13, 2021, at 5:00 p.m.
Tuesday, September 14, 2021, at 5:00 p.m.

PUBLIC HEARING LOCATION:

Virtual Meeting/ Remote Participation

Out of concern for the health and safety of the public and County employees, in accordance with provisions of the County Code, the joint public hearing will be conducted virtually with remote participation. Please see detailed information below on how to register, participate, and/or view the Joint Public Hearing.**

The public may view the Joint Virtual Public Hearing via live stream at the link provided at: <https://pgcouncil.us/LIVE>.

****PLEASE NOTE:** Due to the COVID-19 pandemic, County buildings are currently closed or not open to the public. If County operations change and County buildings are open to the public, accommodations may be provided for registered participants to access the virtual hearing and participate from a designated County building, subject to building capacity restrictions and/or safety protocols. If a County building is designated to facilitate in-person access and participation of the virtual public hearing, the location will be as follows:

County Administration Building
Council Hearing Room – First Floor
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

PURPOSE OF PUBLIC HEARING:

To provide all interested persons the opportunity to express their views concerning the CMA.

Members of the public can participate in the following ways:

- 1. If you wish to speak at the hearing:** you must first preregister before 3:00 p.m. on Wednesday, September 8, 2021. You may sign-up to speak at: <https://pgcouncil.us/Speak>. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Testimony from individual speakers and representatives from a group or groups will be limited up to three minutes.
- 2. All other interested parties may view the meeting via live stream at the link provided at:** <https://pgcouncil.us/LIVE>.
- 3. Written testimony:** Please be advised that written testimony and/or exhibits will also be accepted in lieu of, or in addition to, oral testimony. Written testimony, comments and affidavits will be accepted in electronic format via the Council’s eComment portal, rather than by U.S. mail. For those unable to use the portal at <https://pgcouncil.us/Speak>, comments/written correspondence and affidavits may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301)952-5178.

Written comments may be submitted through the close of business on Wednesday, September 29, 2021, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message.

If you intend to provide testimony at the Virtual Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, **please read carefully the affidavit requirements explained in this notice.**

The public hearing is part of a process leading to the approval of a new zoning map, thereby implementing the zones contained in the new Zoning Ordinance for Prince George’s County adopted by the Council through Council Bill CB-13-2018 on October 23, 2018.

If your property is located within that portion of the Maryland-Washington Regional District within Prince George’s County (all properties in the County except those located within the City of Laurel), approval of the Countywide Sectional Map Amendment will may result in the rezoning of your property, which could then affect your property values and your tax liability.

The CMA is not intended to be a venue for rezoning property except to the extent necessary to implement the new Zoning Ordinance. Nonetheless, if you intend to provide in-person testimony at the Joint Public Hearing on the CMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council at least 30 days prior to the Joint Public Hearing on the CMA. Required affidavits should be submitted to the Clerk of the County Council in electronic format only via the Council’s eComment portal, rather than by U.S. mail.

Affidavit forms for Prince George’s County are available for download on the Maryland State Ethics Commission website at:

For individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf>

For entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf>

For agents: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be

LEGALS

closed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

<https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.

To view the preliminary zoning map, please visit the Zoning Rewrite website at <http://zoningPGC.pgplanning.com>. Currently, all Prince George’s County buildings including libraries and community centers are closed to the public. Copies of the preliminary zoning map will be available for pick up by **Friday, July 30, 2021** from the Prince George’s County Planning Department’s green distribution boxes (see image below) stationed outside the locations listed below. Please note, that due to the high volume and demand, limited copies of the preliminary zoning map will be available. Locations where copies are exhausted will be replenished periodically:

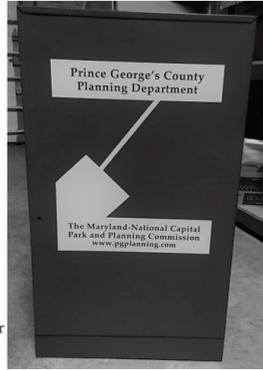
County Administration Building
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772

Hillcrest Heights Community Center
2300 Oxon Run Drive
Oxon Hill, MD 20745

Laurel-Beltsville Senior Activity Center
7120 Contee Road
Laurel, MD 20707

Southern Regional Technology and Recreation Complex
7007 Bock Road
Fort Washington, MD 20744

Wayne K. Curry Sports & Learning Center
8001 Sheriff Road, Landover, MD 20785



Distribution Box

To stay up to date on the Virtual Joint Public Hearing or to find additional information on the Zoning Rewrite and the CMA, please visit the County Council’s project website at <https://pgccouncil.us/ZOR>. For further information, please contact Planning Department staff by telephone: 301-952-4944; by e-mail: Zoningpgc@ppd.mncppc.org; or visit the Zoning Rewrite website: <http://zoningPGC.pgplanning.com>.

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

BY ORDER OF THE COUNTY COUNCIL SITTING AS THE DISTRICT COUNCIL PRINCE GEORGE’S COUNTY, MARYLAND
Calvin S. Hawkins II, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
By: Asuntha Chiang-Smith
Executive Director

ATTEST:
Joseph Zimmerman
Secretary-Treasurer

139928

(7-22,7-29)

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
2002	Ford	Explorer	1FMZU63E92UB89177
1986	Mercedes-Benz	300	WDBCB25D1GA273739
2008	Chrysler	Sebring	1C3LC46K38N182526
2004	Chrysler	PT Cruiser	3C4FY48B04T333842
1984	Jeep	Cherokee	1JVCW7825ET140582
2005	BMW	X5	5UXFB53535LV12381
2003	Hyundai	Santa Fe	KM8SC73D83U479008
2015	Mercedes-Benz	S550	WDDUG8CB6FA129488

139925

(7-22)

NOTICE UNDER THE AMERICANS WITH DISABILITIES ACT

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the County will not discriminate against qualified individuals with disabilities on the basis of disability in the County’s services, programs, or activities.

Employment: The County does not discriminate on the basis of disability in its hiring or employment practices and complies with all regulations promulgated by the U.S. Equal Employment Opportunity Commission under Title I of the Americans with Disabilities Act (ADA) and the Americans with Disabilities Act Amendments Act (ADAAA).

Effective Communication: The County will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the County’s programs, services, and activities, including qualified sign language interpreters, documents in Braille, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments.

Modifications to Policies and Procedures: The County will make all reasonable modifications to policies and programs to ensure that people with disabilities have an equal opportunity to enjoy all County programs, services, and activities. For example, individuals with service animals are welcomed in County offices, even where pets are generally prohibited.

Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a County program, service, or activity, should contact the County’s ADA Compliance Manager as soon as possible, but not later than 48 hours before the scheduled event. If you believe that a County program, service, or activity is not accessible to persons with disabilities, please direct your complaint to ADA Compliance Manager at (301) 265-8450 / Maryland Relay - 711.

The ADA does not require the County to take any action that would fundamentally alter the nature of its programs or services, or impose an undue financial or administrative burden.

The County will not place a surcharge on a particular individual with a disability or any group of individuals with disabilities to cover the cost of providing auxiliary aids/ services or reasonable modifications of policy, such as retrieving items from locations that are open to the public but are not accessible to persons who use wheelchairs.

139905

(7-22)

LEGALS

NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

July 22, 2021

Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883-5539

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the Prince George’s County Department of Social Services and Housing Initiative Partnership, Inc.

REQUEST FOR RELEASE OF FUNDS

On or after August 9, 2021 Prince George’s County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake two projects:

- I. Prince George’s County Department of Social Services, Homeless Shelter Renovation

The purpose of the project is to renovate existing office and storage spaces in a homeless shelter to create a new multi-person bath and shower room, laundry facility and a non-gender single bathroom with shower. Additionally, the CDBG funds will be used for the renovation of other spaces into new shelter dormitories, including flooring, wall, ceiling, plumbing and other construction upgrades, and replacement of the air conditioning unit and air handler in a portion of the facility. The modifications will benefit approximately 200 homeless individuals and families. Estimated CDBG funding is \$150,000 from Federal Fiscal Year 2019 and \$200,000 from Federal Fiscal Year 2020. The total estimated project cost is \$350,000.

- II. Housing Initiative Partnership, Inc., Fairmount Heights Demolition

The purpose of the project is to create seven new, single-family detached, owner-occupied homes on currently vacant properties in the Town of Fairmount Heights, Maryland. The CDBG-funded portion of the project includes demolition of an existing municipal storage shed, asphalt parking lots, and a vacant, dilapidated garage/auto-repair facility prior to new construction of the homes. Six of the homes will be located at 715, 717, 719, 721, 723, and 725 60th Place and one home will be located at 6117 Jost Street. Estimated CDBG funding is \$89,857 from Federal Fiscal Year 2019. The estimated total project cost is \$2,269,341.

FINDING OF NO SIGNIFICANT IMPACT

Prince George’s County has determined that the projects will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required for either project. Additional project information is contained in the Environmental Review Records (ERRs) which are archived to <https://www.onecpd.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

Any individual, group, or agency disagreeing with these determinations or wishing to comment on the projects may submit written comments to the Prince George’s County Department of Housing and Community Development, Attn: Linda G. Kruelle, Environmental Review Officer, 9200 Basil Court, Suite 306, Largo, MD 20774 or by e-mail to lkruelle@co.pg.md.us. All comments received by August 6, 2021 will be considered by Prince George’s County prior to submitting a request for release of funds. Commentators should specify which Notice they are addressing.

CERTIFICATION

Prince George’s County certifies to HUD that Aspasia Xypolia in her capacity as Director of the Prince George’s County Department of Housing of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under the National Environmental Policy Act (NEPA) and related laws and authorities and allows Prince George’s County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George’s County’s certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George’s County; (b) Prince George’s County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that either of the projects is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76), and shall be submitted by e-mail to CPD_COVID-19OEE-DC@hud.gov. Potential objectors should contact HUD by e-mail to Michael D. Rose, Director, Community Planning and Development Division, HUD Washington, DC Field Office, at Michael.D.Rose@hud.gov to verify the actual last day of the objection period.

Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development

139935

(7-22)

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301-627-0900

bboice@pgpost.com

LEGALS

**PRINCE GEORGE'S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS**

NOTICE OF PUBLIC HEARING

The Board of License Commissioners for Prince George's County, Maryland in accordance with the provisions of the Alcoholic Beverage Article of the Annotated Code of Maryland will accept testimony regarding the proposed revisions to Rule and Regulation No. 75.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 4, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

R.R. NO. 75 – SPECIAL ENTERTAINMENT PERMIT/FAMILY ENTERTAINMENT PERMIT

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

The **Special Entertainment Permit** authorizes the holder to provide entertainment, allow patron dancing, with the appropriate County permit, and impose a cover charge under conditions as determined by the Board and in compliance with all County laws.

Entertainment is broadly defined and can include, but is not limited to, any type of performance provided by the licensee or the licensee's agents on the licensed premises. Some examples of entertainment are:

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

In a restaurant setting, where the licensed establishment does not have an Entertainment Permit, the music must be played through the restaurant sound system without the assistance of a Disc Jockey, Agent or Employee of the establishment. The music shall not be loud enough to be heard outside of the licensed establishment, or louder than what background music in a restaurant would be played. Additionally, customers should not have to raise their voices to be heard when speaking due to the music.

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

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

The Annual Permit Fee is \$1500.

The **Family Entertainment Permit** authorizes the holder to provide entertainment and impose a cover charge when the business offers entertainment directed at and suitable to families under conditions as determined by the Board and in compliance with all County laws. The seating capacity of the room with entertainment shall not exceed 110. The average daily receipts from the sale of food will be at least 60% of the total daily receipts. The full menu without price deviation shall always be available.

The Annual Permit Fee is \$250.

Application Process:

- A. Submit an application for a Special Entertainment Permit or a Family Entertainment Permit:
 - a. Applicants shall develop a security plan to prevent the premises from causing a threat to the peace and safety of the surrounding area. Applicants may utilize sworn security personnel as part of the plan if the sworn security has police powers in the jurisdiction where the premises is located.
 - b. The initial request for a Special Entertainment Permit, Family Entertainment Permit or modification to a previously issued permit shall include:
 - i. A fully completed Special Entertainment Permit Application;
 - ii. Appropriate Fee;
 - iii. Evidence that the security plan has been submitted to the Prince George's County Chief of Police;
 - iv. If the establishment is located with a municipality, evidence that the security plan has been submitted to the Police Department for the municipality.
- B. At a Public Hearing, the Board will consider the type of entertainment, the days and hours of the entertainment in determining whether to issue a Special Entertainment Permit or Family Entertainment Permit. The Board is authorized to prohibit, condition, or restrict the type of entertainment provided for on the licensed premises.
 - a. The Board will review any comments on the security plan from the Prince George's County Chief of Police or the designee of the Chief.
 - i. The Prince George's County Chief of Police is responsible for providing the Board with any Police Department comments on the security plan within 30 days of the Police Department's receipt of the plan from the applicant. If the Board does not receive comments from the Police Department within 30 days of the date in which the applicant submitted it to the Police Department, the Board may take notice that the Police Department did not have comments on the security plan.
 - ii. For each security plan in which the Police Department

LEGALS

provides comments, a representative from the Office of the Chief of Police for Prince George's County will be requested to attend the public hearing and present the Prince George's Police Department's comments and position on the security plan and answer questions the applicant or the Board has regarding the comments of the Police Department. If a Police Department representative does not attend the hearing, the Board may assign meaning to Police Department comments based on evidence presented and notice taken at the hearing.

- C. After issuance of the **Special Entertainment Permit**, the licensee is required to:
 - a. Always follow the security plan.
 - b. Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the community.
 - c. Between the hours of 9:00 p.m. and 2:00 a.m. the next day, prohibit individuals under 21 years of age from being on the part of the premises where the entertainment is occurring (exception: employees and immediate family members of the permit holder) when the privileges of the Special Entertainment Permit are being exercised.
 - d. Individuals under 21 who are already on the part of the licensed premises where the entertainment is occurring (or will occur) should be informed prior to 9:00 p.m. (or the time that the entertainment begins) that they shall leave that part of the licensed premises by 9:00 p.m.
 - e. Once issued, a Special Entertainment Permit shall be valid until November 30th of the following license year unless otherwise specified or it is suspended or revoked by action of the Board.
 - f. Any change in entertainment must be approved by the Board pursuant to a hearing. When applying to change entertainment, the licensee shall also include evidence that an amended security plan has been submitted to the Prince George's County Chief of Police (and to the local police department if the licensed premises is in any municipality).
- D. After issuance of the **Family Entertainment Permit**, the licensee is required to:
 - a. Always follow the security plan.
 - b. Assure that the establishment and the entertainment does not pose a threat to the peace and safety of the community.
 - c. Entertainment must end by 12 midnight.
 - d. Once issued, a Family Entertainment Permit shall be valid until November 30th of the following license year unless otherwise specified or it is suspended or revoked by action of the Board.
 - e. Any change in entertainment must be approved by the Board pursuant to a hearing. When applying to change entertainment, the licensee shall also include evidence that an amended security plan has been submitted to the Prince George's County Chief of Police (and to the local police department if the licensed premises is in any municipality).
- E. Renewal Process:
 - a. An annual renewal of the Special Entertainment Permit and Family Entertainment Permit shall include a Renewal Application to be filed between August 15th and September 15th to ensure that the licensee may continue to offer entertainment while the Board considers the application. Late applications may cause a suspension in entertainment between the time that the Special Entertainment Permit expires and the time the Board renders a decision on renewal.
- F. Approval for either Entertainment Permit is not transferrable without a Public Hearing as outlines in Section A of this rule.
- G. The Board may immediately suspend an Entertainment Permit if the Board determines pursuant to majority vote that the licensee failed to follow its security plan or deviated from the representations made to the Board regarding the provision of entertainment on the licensed premises. If the Board suspends the Special Entertainment Permit, it shall hold a hearing regarding the status of the Special Entertainment Permit within 30 days. The Board will determine at the hearing whether it shall fine the licensee, continue the suspension of the Special Entertainment Permit, revoke the Special Entertainment Permit, reinstate the Special Entertainment Permit, and/or take any other appropriate actions.
 - a. If the Entertainment Permit is revoked by the Board, the establishment will not be eligible for a Special Entertainment for a period of not less than twelve months.
 - b. The Board may immediately suspend the Entertainment Permit if the Board reasonably believes that the holder of the permit is not in compliance with county zoning, property standard or use and occupancy requirements.
- H. A licensee may not deviate from the entertainment, days, times, and other conditions that it describes to the Board when obtaining an exemption. A material deviation without prior Board approval constitutes grounds for the Board to immediately suspend the permit.
- I. If the establishment has an Entertainment Permit but is authorized by the Board to host on the licensed premises wedding or corporate receptions, reunions, anniversary celebrations, retirement or birthday parties, confirmation ceremonies, or other types of events that are family oriented and have entertainment, individuals under 21 years of age may remain on the part of the premises where the entertainment for the family oriented event is occurring between 9:00 p.m. and 2:00 a.m., pursuant to the Board's prior authorization. The licensee is responsible for notifying the Board monthly of its scheduled events. Notice should be provided at least 10 days before the event. Failure to provide adequate notice or otherwise comply with conditions imposed by the Board may result in suspension or revocation of the Special Entertainment Permit.
- J. Licensed establishments that are specifically exempt by statute from having an Entertainment Permit are authorized to have entertainment without an Entertainment Permit. In addition, if entertainment is specifically provided to a licensed establishment

LEGALS

by statute, an Entertainment Permit is not required for the entertainment that the statute authorizes.

- K. This rule does not prohibit entertainment between 2:00 a.m. and 3:00 a.m. for licensed establishments that qualify to be open during that time on Saturday and Sunday mornings.
- L. All licensed establishments that provide entertainment must be authorized to provide entertainment by Special Entertainment Permit, Family Entertainment Permit, or specific provisions of the Annotated Code of Maryland. Licensed establishments that do not have either a Permit, or a specific provision of the Annotated code of Maryland authorizing entertainment may not provide entertainment and are subject to fines and/or suspension or revocation of their alcoholic beverage license.

Additional information can be obtained at the Board's Office at 9200 Basil Court, Room 420, Largo, Maryland 20774 or contacting the Board 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 16, 2021

139927

(7-22,7-29)

LEGALS

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) at anytime 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: **07/23/2021**

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

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

2005 HONDA	CIVIC	MD	3DE3271	JHMES96655S005463
2004 NISSAN	MAXIMA	VA	UNR6269	1N4BA41E44C827582
2000 CHEVROLET	IMPALA	VA	ULS3242	2G1WF55K3Y9247409
2002 FORD	E-150	MD	2CF8118	1FTRE14282HB84344
2000 MAZDA	PROTEGEE	MD	3DN7719	JM1BJ245421492679
2001 NISSAN	XTERRA	MD	1BD0322	5N1ED28Y31C577231

**CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670**

1998 MERCEDES-BENZ	E350	VA	UEN1781	WDBJF65F4WA686421
1991 MAZDA	NAVAJO	WV	7ZE159	4F2CU44X8MUM09667
2004 BUICK	LESABRE	VA	VZS1274	1G4HP52KX4U220945
2008 NISSAN	SENTRA	DC	N75635	3N1AB61E08L667860

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

2013 NISSAN	ALTIMA	MD	5DP1274	1N4AL3AP7DN415176
1996 JEEP	CHEROKEE	VA	USC1674	1J4GZ58S2TC302801
2003 FORD	ESCAPE	VA	UUZ1531	1FMYU93163KA79047

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

2002 CHEVROLET	TAHOE	MD	8AD9449	1GNEK13Z22R296841
1998 TOYOTA	CAMRY	MD	8BM9916	JT2BG22KXW0121053

139931

(7-22)

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: **08/06/2021**

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**

2007 ACURA	TL			19UUA66227A003689
2012 VOLVO	TRUCK VNL			4V4NC9YTH7CN538015

**CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670**

2014 DODGE	CHARGER			2C3CDXHG6EH330860
2014 HONDA	ACCORD			1HGCR2F33EA193263
2002 NISSAN	ALTIMA			1N4BL11D3C2716230

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

2008 TOYOTA	AVALON			4T1BK36B38U264682
2016 FORD	FUSION			3FA6P0H92GR202864
2012 VOLVO	XC90			YV1CM911351201951
1998 TOYOTA	COROLLA			2T1BR18E0WC003774
2008 FORD	F-150			1FTPW12V78FC12902

139933

(7-22)

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