

**LEGALS**

**NOTICE**

Diane S. Rosenberg  
 Mark D. Meyer  
 Maurice OBrien  
 Cristian Mendoza  
 Rosenberg & Associates, LLC  
 4340 East West Highway, Suite 600  
 Bethesda, MD 20814  
 Substitute Trustees  
 Plaintiff(s)

v.

C. Michael Ghiglieri  
 11704 Montague Drive  
 Laurel, MD 20708  
 Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 19-28497**

Notice is hereby given this 28th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 11704 Montague Drive, Laurel, MD 20708, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of August, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of August, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$440,000.00.

MAHASIN EL AMIN  
 Clerk of the Circuit Court  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 140004 (8-5,8-12,8-19)

K. ALICE YOUNG, ESQUIRE  
 NUSINOV SMITH, LLP  
 6225 Smith Avenue, Suite 200B  
 Baltimore, Maryland 21209  
 410-234-1000

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

TO ALL PERSONS INTERESTED  
 IN THE ESTATE OF  
**JULIE IFILL**

Notice is given that Donna Ifill, whose address is 12812 Sholton Street, Upper Marlboro, MD 20774 was on July 16, 2021 appointed Personal Representative of the estate of Julie Ifill, who died on July 17, 2020 without a will.

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

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

DONNA IFILL  
 Personal Representative

CERETA A. LEE  
 REGISTER OF WILLS FOR  
 PRINCE GEORGE'S COUNTY  
 P.O. Box 1729  
 UPPER MARLBORO, MD 20773-1729  
 Estate No. 118517  
 139973 (7-29,8-5,8-12)

**NOTICE**

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

Substitute Trustees/  
 Plaintiffs,

vs.

CHRISTINA M. JACKSON  
 2922 West Grove  
 Upper Marlboro, MD 20774  
 Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 21-02687**

Notice is hereby given this 21st 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 2922 West Grove, 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 23rd 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 23rd day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$225,000.00.

MAHASIN EL AMIN  
 Clerk, Circuit Court for  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 139956 (7-29,8-5,8-12)

**NOTICE**

Diane S. Rosenberg  
 Mark D. Meyer  
 Maurice OBrien  
 Bradley Harris  
 Rosenberg & Associates, LLC  
 4340 East West Highway, Suite 600  
 Bethesda, MD 20814  
 Substitute Trustees  
 Plaintiff(s)

v.

Estate of Djiwo B. Bah  
 7605 Fontainebleau Drive,  
 Unit 2339  
 Hyattsville, MD 20784  
 Defendant(s)

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAEF 20-01939**

Notice is hereby given this 28th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 7605 Fontainebleau Drive, Unit 2339, Hyattsville, MD 20784, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of August, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of August, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$113,000.00.

MAHASIN EL AMIN  
 Clerk of the Circuit Court  
 Prince George's County, MD  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 140003 (8-5,8-12,8-19)

**LEGALS**

**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)

**ORDER OF PUBLICATION**

IN THE MATTER OF:

BRITTANY WASHINGTON  
 625 SPECTATOR AVE  
 HYATTSVILLE, MARYLAND 20785  
 PLAINTIFF

SUZANNE C MARTIN &  
 ROBERT E MARTIN  
 1047 ALCALA DR  
 ST. AUGUSTINE, FL 32086-7195  
 DEFENDANTS

**In the Circuit Court for Prince George's County, Maryland**  
**Case No.: CAE 21-00508**

The above petitioner has filed a Notice of Intent to Foreclose on the property described as:

The lot, piece or parcel of land situated in Election District No. 8, containing 8,593 Sq.Ft, more or less, known and designated as LOTS EIGHTEEN (18), NINETEEN (19) AND TWENTY (20) in BLOCK NINETEEN (19) in a subdivision called "CEDAR HAVEN", and described in a deed conveyed from THE HOWARD UNIVERSITY, to SUZANNE COOK MARTIN and ROBERT E. MARTIN dated March 8th 1979, and recorded on August 16th 1979 in Liber No. 05142, folio 431, one of the Land Records of Prince George's County, Maryland.

The petitioner is seeking a foreclosure because:

The petitioner has a right to redeem the tax sale certificate as; more than six (6) months have passed since the date of the sale and the property has not been redeemed by any party of interest

The Petitioner requests that the Court order publication of the notice, as required by law, in the following newspaper of general circulation: Prince George's Post

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 True Copy—Test:  
 Mahasin El Amin, Clerk  
 140017 (8-5,8-12,8-19)

**LEGALS**

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

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

**8921 TOWN CENTER CIR # 210  
 UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Cheryl A. King, dated August 26, 2006, and recorded in Liber 27819 at folio 548 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 17, 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 \$20,000.00 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 # 20-604404)

**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  
 139949 (7-29,8-5,8-12)

**NOTICE**

IN THE MATTER OF:  
 Ayomikun Gabriella Morakinyo-  
 Olumodimu

FOR THE CHANGE OF  
 NAME TO:  
 Ayomikun Gabriella Zoe Olu-  
 modimu

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-06690**

A Petition has been filed to change the name of (Minor Child(ren)) Ayomikun Gabriella Morakinyo-Olumodimu to Ayomikun Gabriella Zoe Olumodimu.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139999 (8-5)

**NOTICE**

IN THE MATTER OF:  
 Jasmine Briana Wilkerson

FOR THE CHANGE OF  
 NAME TO:  
 Jasmine Briana Brock

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07822**

A Petition has been filed to change the name of Jasmine Briana Wilkerson to Jasmine Briana Brock.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139995 (8-5)

**NOTICE**

IN THE MATTER OF:  
 Rebecca Katharine Gardner

FOR THE CHANGE OF  
 NAME TO:  
 Avery Michael Gardner

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07834**

A Petition has been filed to change the name of (Minor Child(ren)) Rebecca Katharine Gardner to Avery Michael Gardner.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139994 (8-5)

**NOTICE**

IN THE MATTER OF:  
 Alexander Lewis Deskins

FOR THE CHANGE OF  
 NAME TO:  
 Alexander Louis Deskins

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07683**

A Petition has been filed to change the name of (Minor Child(ren)) Alexander Lewis Deskins to Alexander Louis Deskins.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139996 (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**

**4805 NEWLAND ROAD  
 SUTTLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Carl K. Brennan, Leroy Brennan, III and Donna T. Brennan, dated June 6, 2005, and recorded in Liber 22575 at folio 594 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland 20772, on

**AUGUST 17, 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 \$14,000.00 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 # 18-603782)

**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  
 139950 (7-29,8-5,8-12)

**NOTICE**

IN THE MATTER OF:  
 Corrinna Victory Good

FOR THE CHANGE OF  
 NAME TO:  
 Corrinna Victory Gamble

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07853**

A Petition has been filed to change the name of Corrinna Victory Good to Corrinna Victory Gamble.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139992 (8-5)

**NOTICE**

IN THE MATTER OF:  
 Adrian Keith Donald Jr

FOR THE CHANGE OF  
 NAME TO:  
 Adrian Keith Bragg, Jr.

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07844**

A Petition has been filed to change the name of (Minor Child(ren)) Adrian Keith Donald Jr to Adrian Keith Bragg, Jr.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139993 (8-5)

**NOTICE**

IN THE MATTER OF:  
 Jovan Christian Ponce

FOR THE CHANGE OF  
 NAME TO:  
 Jovan Christian Ponce Tuazon

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07453**

A Petition has been filed to change the name of (Minor Child(ren)) Jovan Christian Ponce to Jovan Christian Ponce Tuazon.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139997 (8-5)

**NOTICE**

IN THE MATTER OF:  
 Kathryn Rose Thompson

FOR THE CHANGE OF  
 NAME TO:  
 Kathryn Rose Thompson Quinn

**In the Circuit Court for Prince George's County, Maryland**  
**Case No. CAE 21-07221**

A Petition has been filed to change the name of Kathryn Rose Thompson to Kathryn Rose Thompson Quinn.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

MAHASIN EL AMIN  
 Clerk of the Circuit Court for  
 Prince George's County, Maryland  
 139998 (8-5)

**ADVERTISE!**  
 in  
**The Prince  
 George's Post**

**Call Today 301-627-0900**

**LEGALS**

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

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

**1300 MINNESOTA WAY  
UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust dated September 27, 2005, recorded in Liber 23361, Folio 597 and re-recorded in Liber 24799, Folio 358 among the Land Records of Prince George's County, MD, with an original principal balance of \$357,000.00, 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

**AUGUST 17, 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.

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 \$34,000 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. 345492-1)

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

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

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

139951 (7-29,8-5,8-12)

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**

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

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

**14816 DOLPHIN WAY  
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26457, Folio 665 among the Land Records of Prince George's County, MD, with an original principal balance of \$695,200.00, 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 17, 2021 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$69,000 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. 169785-1)

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

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

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

139952 (7-29,8-5,8-12)

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**

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

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

**8416 DUNBAR AVE.  
HYATTSVILLE, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated May 7, 2015, recorded in Liber 37197, Folio 262 among the Land Records of Prince George's County, MD, with an original principal balance of \$241,880.00, 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 24, 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.

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 \$22,000 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. 350886-1)

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

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

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

139985 (8-5,8-12,8-19)

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**

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

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

**7013 CHADDS FORD DR.  
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust dated October 25, 2005, recorded in Liber 23852, Folio 576 among the Land Records of Prince George's County, MD, with an original principal balance of \$272,000.00, 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

**AUGUST 24, 2021 AT 11:06 AM**

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

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

Terms of Sale: A deposit of \$25,000 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. 348675-1)

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

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

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

139986 (8-5,8-12,8-19)

**LEGALS**

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

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

**11205 LITTLE CREEK CT.  
BELTSVILLE, MD 20705**

Under a power of sale contained in a certain Deed of Trust dated September 25, 2006, recorded in Liber 26997, Folio 320 among the Land Records of Prince George's County, MD, with an original principal balance of \$256,000.00, 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

**AUGUST 24, 2021 AT 11:07 AM**

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

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

Terms of Sale: A deposit of \$21,000 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. 349640-1)

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

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

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

139987 (8-5,8-12,8-19)

**LEGALS**

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

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

**12106 REARDON LN.  
BOWIE, MD 20715**

Under a power of sale contained in a certain Deed of Trust dated December 20, 2006, recorded in Liber 27167, Folio 183 among the Land Records of Prince George's County, MD, with an original principal balance of \$75,000.00, 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

**AUGUST 24, 2021 AT 11:08 AM**

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

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

Terms of Sale: A deposit of \$7,000 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. 147665-2)

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

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

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

139988 (8-5,8-12,8-19)

**LEGALS**

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

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

**2509 BRANDY LN.  
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated September 1, 2006, recorded in Liber 26658, Folio 168 among the Land Records of Prince George's County, MD, with an original principal balance of \$504,000.00, 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

**AUGUST 24, 2021 AT 11:09 AM**

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

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

Terms of Sale: A deposit of \$30,000 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. 40468-2)

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

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

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

139989 (8-5,8-12,8-19)

**LEGALS**

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

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

**4105 CLARK ST.  
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated January 17, 2008, recorded in Liber 29998, Folio 131 among the Land Records of Prince George's County, MD, with an original principal balance of \$189,000.00, 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

**AUGUST 24, 2021 AT 11:10 AM**

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

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

Terms of Sale: A deposit of \$16,000 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. 305416-2)

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

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

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

139990 (8-5,8-12,8-19)

**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: **08/17/2021**

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	DC	GG4446	1HGEM22515L016391
2006 BUICK	LACROSSE	TX	78508F1	2G4WC582961305784
2007 INFINITI	G35	VA	URJ2172	JNKBV61F07M807555
2007 BMW	328I			WBAVA33577PG50022
1999 CHEVROLET	MALIBU			1G1NE52JXX6156752
2005 CHEVROLET	MALIBU	DC	CS3713	1G1ZT62845F124595
2012 CHEVROLAT	IMPALA	MD	8DC6129	2G1WG5E33C1268015

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

2005 DODGE	DAKOTA	MD	1B78584	1B7GL22X7YS564286
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**MCDONALD TOWING**  
2917 52ND AVENUE  
HYATTSVILLE MD 20781  
301-864-4133

2003 HONDA	ACCORD	MD	9DMI668	1HGCM56383A013031
2010 NISSAN	MURANO	MD	3BW7949	JN8AZ1MU9AW002345

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

2003 FORD	E-350	VA	UKL2277	1FDWE35L23HA16363
2006 ACURA	MDX	MD	7DP0818	2HNYD18296H547396
1998 TOYOTA	CAMRY	MD	LJW405	4T1BG22KXWU239583

140015 (8-5)

**ADVERTISE HERE**  
**Call 301-627-0900 Today!**

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JAMES EDWARD WILLIAMS**  
AKA: JAMES E WILLIAMS

Notice is given that Harold W. Neal, whose address is 1622 Rosedale Street, NE, Washington, DC 20002, was on May 18, 2021 appointed Personal Representative of the estate of James Edward Williams who died on January 27, 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 18th 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 hereafter. Claim forms may be obtained from the Register of Wills.

**HAROLD W. NEAL**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 120083  
139921 (7-22,7-29,8-5)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOROTHY L. MONTGOMERY**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850 was on July 15, 2021 appointed Personal Representative of the estate of Dorothy L. Montgomery, who died on July 13, 2017 without a will.

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

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

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

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

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

**THOMAS J. KOKOLIS, ESQUIRE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 116976  
139976 (7-29,8-5,8-12)

**MECHANIC'S LIEN SALE**

Central Truck Center will sell at public auction the following vehicles under and by virtue of Commercial Law, Section 16-207 of the Annotated Code of Maryland, for storage, repairs and other lawful charges.

**2005 Kenworth**  
VIN: 1NKALB9X55J080015

Sale to be held:  
**August 11, 2021**  
**10 a.m.**

Sale to be held at:  
**Central Truck Center, Inc.**  
**8319 Ardwick Ardmore Road**  
**Landover, MD 20785**

Terms of Sale - CASH  
Lienor reserves the right to bid.  
Central Truck Center, Inc.  
3839 Ironwood Place  
Landover, MD 20785  
301-322-9000 // 240-487-3399 Fax  
139979 (7-29,8-5)

LM File No.: 791-00001-Karkenny

**LEWIS MCDANIELS, LLC**  
50 Citizens Way  
Suite 202  
Frederick, MD 21701

**ORDER OF PUBLICATION**

Samuel Karkenny, Plaintiff,  
vs.

The testate and intestate successors of Clyde Short, deceased, and all persons claiming by, through, or under the decedent; the testate and intestate successors of Ethel Short, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; and, all unknown owners of the property described below, all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, Maryland, known as 4002 48th St., Bladensburg, MD 20710 and described as N 50 FT OF S 85 FT LT 38 (CORR USE 05) and being identified on the Tax Roll as Account No. 02-0178335,

Defendants.

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 19-08713  
TAX SALE**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the herein above described property sold, either directly or via assignment, by the Collector of Taxes for the State of Maryland and Prince George's County, Maryland, to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than six (6) months from the date of the sale have expired, and more than two (2) months from the date that the first of two (2) separate pre-suit notices of the tax sale was sent to each required interested party have expired.

It is thereupon this 26th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, on or before the 20th day of August, 2021, warning all persons having or claiming to have any interest in the property described above to appear in this Court by the 28th day of September, 2021, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple or leasehold, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139982 (7-29,8-5,8-12)

**LEGALS**

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

**REGULAR SESSION**

**AUGUST 11, 2021**

- Randy Richardson, Member, Pro Street Shop, LLC, t/a **Paradigm Restaurant**, 3701 Branch Avenue, Temple Hills, 20748, Class B, 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 August 12, 2019 a transfer of location application for a Class B, Beer, Wine and Liquor was filed, that on or about January 28, 2020 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. Continued from December 10, 2020. Licensee is represented by Robert Kim, Esquire.

- Daisy Dumera, Member-Manager, Helen S.K. Solomon, Member/Authorized Person, Kettle Top, LLC, t/a **Kettle Top American Bar & Grill**, 3656 St. Barnabas Road, Suitland, 20746, Class B, 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 23, 2019 a new application for a Class B, Beer, Wine and Liquor was filed, that on or about December 17, 2019 approval by the

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
James Olaoluwa Ojaomo

FOR THE CHANGE OF  
NAME TO:  
James Thomas King

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-07996**

A Petition has been filed to change the name of James Olaoluwa Ojaomo to James Thomas King.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
139991 (8-5)

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 Robert Kim, Esquire.

- Sil Mudsi, Member-Manager, Balkonie Restaurant Group, LLC, t/a **Balkonie**, 6323 Greenbelt Road, Berwyn Heights, 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Rule and Regulation 37 (Change of Mode of Operation) of Rules and Regulations for Prince George's County; Section 4-508 (Display of License) of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation 30 (Display of License); Rule and Regulation 78 (Use of Promoters Not Permitted); and Rule and Regulation 32 (Inspections: Uncooperative). Licensee is represented by Robert Kim, Esquire

- Selvaraj Jayaraman, CEO, Great American Italian Restaurant, LLC, t/a **Indish Exotic India Restaurant & Bar**, 15908 Crain Highway SE, Brandywine, 20613, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about June 22, 2021 at approximately 3:34 p.m. One underage operative (20 years old) of the Prince George's County Cadet Program entered Indish Exotic India Restaurant & Bar located at 15908 Crain Highway SE, Brandywine, MD. The 20-year-old operative was sold one glass of Bud Light on Draft. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspectors Brockington and Glenn of the Prince George's County Board of License Commissioners spoke to the manager Ravi Kumaran, on scene. Licensee is represented by Linda Carter, Esquire

- Matthew D. Behler, President/Secretary/Treasurer, Bonefish Brandywine, LLC, t/a **Bonefish Grill**, 15910 Crain Highway SE, Brandywine, 20613, Class B (BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about June 22, 2021 at approximately 3:05 p.m. One underage operative (20 years old) of the Prince George's County Cadet Program entered Bonefish Grill located at 15910 Crain Highway SE, Brandywine, MD. The 20-year-old operative was sold one sixteen-ounce glass of Bud Light on Draft. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspectors Brockington and Glenn of the Prince George's County Board of License Commissioners spoke to the manager Nate Brusberg, on the scene. Licensee is represented by Nick Kallis, Esquire

- Ankit Kavi, President/Secretary/Treasurer, Wine and Liquor Depot, Inc., t/a **Wine & Liquor Depot**, 16002 D Crain Highway SE, Brandywine, 20613, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-304, Selling alcoholic beverages to an individual under the age of twenty-one of the Alcoholic Beverage Article of the Annotated Code R.R. No. 1 Sales to a Minor of the Rules and Regulations for Prince George's County, to wit; That on or about June 22, 2021 at approximately 2:25 p.m. One underage operative (20 years old) of the Prince George's County Cadet Program entered Wine & Liquor Depot located at 16002 D Crain Highway SE, Brandywine, MD. The 20-year-old operative was sold one six pack 12-ounce of Mike's Hard Lemonade. The sale was witnessed by an undercover police officer of the Prince George's County Police Department. Inspectors Brockington and Glenn of the Prince George's County Board of License Commissioners spoke to the manager Ashok Kavi, on the scene. Licensee is represented by Robert Kim, Esquire

**A virtual hearing will be held via Zoom at 7:00 p.m., Wednesday, August 11, 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](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting out at 301-583-9980.**

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
July 22, 2021

139961 (7-29,8-5)

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

**LEGALS**

**NOTICE**

IN THE MATTER OF:  
Omega Nazir Evans

FOR THE CHANGE OF  
NAME TO:  
Omega Nazir Young

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-06662**

A Petition has been filed to change the name of (Minor Child(ren)) Omega Nazir Evans to Omega Nazir Young.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140000 (8-5)

**NOTICE**

IN THE MATTER OF:  
Jaliyah Laila Grier

FOR THE CHANGE OF  
NAME TO:  
Jaliyah Laila Young

**In the Circuit Court for  
Prince George's County, Maryland  
Case No. CAE 21-06660**

A Petition has been filed to change the name of (Minor Child(ren)) Jaliyah Laila Grier to Jaliyah Laila Young.

The latest day by which an objection to the Petition may be filed is August 24, 2021.

**MAHASIN EL AMIN**  
Clerk of the Circuit Court for  
Prince George's County, Maryland  
140001 (8-5)

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**LEGALS**

**NOTICE OF JOINT 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

**JOINT PUBLIC HEARING**

ON THE PROPOSED MINOR AMENDMENT TO THE 2004 SECTOR PLAN AND SECTIONAL MAP AMENDMENT FOR THE PRINCE GEORGE'S COUNTY GATEWAY ARTS DISTRICT

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 27 of the Prince George's County Code, the County Council of Prince George's County, Maryland, 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 public hearing in order to receive public testimony concerning the proposed Minor Amendment to the 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District, to permit "Private or public multipurpose art center" uses in the R-18 (Multifamily Medium Density Residential) Zone with the Gateway Arts District D-D-O (Development District Overlay) Zone Table of Uses Permitted, as approved within the 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District.

To view the Council Resolution (CR-73-2021) initiating the minor amendment and related materials, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

**PUBLIC HEARING DATE/TIME:** Thursday, September 23rd, 2021, at 5:00 p.m.

**PUBLIC HEARING LOCATION:** Virtual Meeting – View using the link provided at: <https://pgccouncil.us/LIVE>

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to give public comment concerning the foregoing minor amendment to the 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District.

**HOW TO PARTICIPATE:** Virtual Public Hearing / 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

While the Prince George's County Council will be meeting virtually until further notice, public testimony is encouraged. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**Registration should be completed by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message.

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.

Please be advised that the proposed minor amendments to the 2004 Sector Plan and Sectional Map Amendment for the Prince George's County Gateway Arts District involves potential zoning intensification for the uses of certain land within the sector plan area boundaries. Therefore, if you intend to provide testimony at the joint public hearing on the minor amendment and/or file a statement in the record of joint public hearing testimony, and your intent is to request or support adding "Private and public multipurpose art center" uses as a permitted use in the Gateway Arts District D-D-O/R-18 Zone, you must complete and return an affidavit in accordance with the State Public Ethics law for Prince George's County, set forth in Sections 5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. The completed affidavit must be received by the Clerk of the Council prior to the close of business on Tuesday, August 24, 2021. Please note, affidavits will be accepted in electronic format rather than by U.S. Kindly submit completed affidavits to the Council's eComment portal, as follows: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Tuesday, August 24, 2021, may delay or prohibit consideration of your testimony by the District Council. Affidavit forms for Prince George's County are available on the project webpage listed above, or 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>

Written comments may be submitted through the close of business on Friday, October 8, 2021, when the record of public hearing testimony will close. Submit written comments to the Council's eComment portal at: <https://pgccouncil.us/Speak>. Please note, that written testimony or comments will be accepted in electronic format, rather than by U.S. mail. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND**  
Calvin S. Hawkins, II, Chairman

**ATTEST:**  
Donna J. Brown  
Clerk of the County Council

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

**ATTEST:**  
Joseph C. Zimmerman  
Secretary-Treasurer

140009 (8-5)

*The Prince George's Post*  
Call 301-627-0900

**LEGALS**

**ENACTED BILLS**

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

**CB-029-2021 (DR-2) - AN ACT CONCERNING MOBILE UNITS AND FOOD SAFETY** for the purpose of amending the definition of depots to include registration, annual inspections and annual reporting and the vehicle identification requirements.  
**ENACTED: 7/13/2021; SIGNED: 7/29/2021; EFFECTIVE: 9/13/2021**

**CB-031-2021 - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2021 CAPITAL BUDGET** for the purpose of providing supplementary appropriations to the Medical Unit Renovation and Expansion project (4.56.0005), Suitland Manor (8.90.0003) and Systemic Replacement 2 (4.77.0009); and amending the Approved Fiscal Year 2021-2026 Capital Improvement Program with regard to expenditures and financing beyond the budget year.  
**ENACTED: 7/13/2021; SIGNED: 7/29/2021; EFFECTIVE: 9/13/2021**

**CB-037-2021 (DR-2) - AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS, INTRADEPARTMENTAL TRANSFER OF APPROPRIATIONS AND INTERDEPARTMENTAL TRANSFER OF APPROPRIATIONS** for the purpose of declaring additional revenue and appropriating to the General Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2021 Budget and transferring surplus appropriation between various agencies and providing an appropriation adjustment to the Special Revenue Fund.  
**ENACTED: 7/13/2021; SIGNED: 7/29/2021; EFFECTIVE: 9/13/2021**

**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>

140013 (8-5)

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

**NOTICE OF FUNDING AVAILABILITY (NoFA)**

**Prior Year Funds Reprogramming for Affordable Housing, Economic Development and Public Facility/Infrastructure**

The Department of Housing and Community Development of Prince George's County, Maryland will accept applications for the Community Development Block Grant (CDBG) Program Year 46R (Reprogramming), covering Fiscal Year 2021 for shovel-ready Affordable Housing, Economic Development and Public Facility-Infrastructure Projects. Applications will be available online on **Thursday, August 5, 2021**. The application submission deadline is: **Friday, August 20, 2021 at 5:00 p.m.**

CDBG funds are used to promote viable communities by providing decent housing, suitable living environments and expanding economic opportunities primarily to low and moderate-income persons. The County anticipates allocating approximately \$179,830.64 up to \$275,000.00 of Reprogramming funds. Reprogramming funds are remaining balances from completed CDBG activities and Program Income available from Program Year 41. Applications will be accepted, and consideration will be given to shovel ready projects (projects that have a pending or an existing approved Environmental Review Record) for the following funding categories: Affordable Housing, Economic Development and Public Facilities-Infrastructure.

In addition, the Community Development Block Grant (CDBG) application for Program Year 46R will be available on-line at the Prince George's County Department of Housing and Community Development's website: <http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant> or by email upon request by sending an email to [CDBGCPD@co.pg.md.us](mailto:CDBGCPD@co.pg.md.us). County employees other than those performing critical functions are teleworking for the time being due to the Coronavirus pandemic.

Application/Proposals must be submitted by email no later than **Friday, August 20, 2021 by 5:00 P.M. to:**

[CDBGCPD@co.pg.md.us](mailto:CDBGCPD@co.pg.md.us).

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

By Authority of:  
Aspasia Yypolia, Director  
Department of Housing and Community Development  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Date: August 5, 2021

140010 (8-5)

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY FRAZIER

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on July 20, 2021 appointed personal representative of the small estate of Gregory Frazier, who died on January 1, 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 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. 118558  
140006 (8-5)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERA M. JONES

Notice is given that Thomas J. Kokolis whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on July 20, 2021 appointed personal representative of the small estate of Vera M. Jones, who died on September 13, 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  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 117844  
140007 (8-5)

**LEGALS**

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

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

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

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

To reclaim your vehicle, please call (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
2010	Chevrolet	Cobalt	1G1AD5F59A7158332
2005	Toyota	Corolla	2T1BR32E25C455390
2004	Chevrolet	Suburban	3GNGK26U44G212391
2006	Lincoln	Town Car	1LNHM82V76Y611681
2007	Toyota	Camry	JTNBE46K773051221
1996	Toyota	Avalon	4T1BF12B9TU083481
2007	Kia	Rondo	KNAFG526577048824
2003	Cadillac	De Ville	1G6KD54Y73U288416
2006	Nissan	Altima	1N4AL11D76N435652

140012 (8-5)

**DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO DEL CONDADO DE PRINCE GEORGE PLANIFICACIÓN Y DESARROLLO COMUNITARIO**

**AVISO DE DISPONIBILIDAD DE FINANCIAMIENTO (NoFA)**

**Reprogramación de fondos del año anterior para viviendas asequibles, desarrollo económico e infraestructura / instalaciones públicas**

El Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George, Maryland, aceptará solicitudes para el Programa de Subsidios en Bloque de Desarrollo Comunitario (CDBG) Año 46R (Reprogramación), que cubre el año fiscal 2021 para viviendas asequibles listas para usar, Proyectos de desarrollo económico e infraestructura de instalaciones públicas. Las solicitudes estarán disponibles en línea el **jueves 5 de agosto de 2021**. La fecha límite para la presentación de solicitudes es: **viernes 20 de agosto de 2021 a las 5:00 p.m.**

Los fondos CDBG se utilizan para promover comunidades viables proporcionando viviendas decentes, entornos de vida adecuados y ampliando las oportunidades económicas principalmente para personas de ingresos bajos y moderados. El Condado prevé asignar aproximadamente \$179,830.64 hasta \$275,000.00 de fondos de reprogramación. Los fondos de reprogramación son los saldos restantes de las actividades de CDBG completadas y los ingresos del programa disponibles del año 41 del programa. Se aceptarán solicitudes y se considerarán los proyectos listos para usar (proyectos que tienen un expediente de revisión ambiental aprobado pendiente o existente) para las siguientes categorías de fondos: Vivienda Asequible, Desarrollo Económico e Instalaciones-Infraestructura Pública.

Además, la solicitud de subvención en bloque para el desarrollo comunitario (CDBG) para el año del programa 46R estará disponible en línea en el sitio web del Departamento de Vivienda y Desarrollo Comunitario del Condado de Prince George: <http://www.princegeorgescountymd.gov/1106/Community-Development-Block-Grant> o por correo electrónico previa solicitud enviando un correo electrónico a [CDBGCPD@co.pg.md.us](mailto:CDBGCPD@co.pg.md.us). Los empleados del Condado, además de los que realizan funciones críticas, están trabajando a distancia por el momento debido a la pandemia del coronavirus.

**Las solicitudes / propuestas deben enviarse por correo electrónico a más tardar el viernes 20 de agosto de 2021 a las 5:00 p.m. a:**

[CDBGCPD@co.pg.md.us](mailto:CDBGCPD@co.pg.md.us).

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

Por autoridad de:  
Aspasia Yypolia, Directora  
Departamento de Vivienda y Desarrollo Comunitario  
9200 Basil Court, Suite 500  
Largo, Maryland 20774  
Fecha: 5 de agosto de 2021

140011 (8-5)

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

DAWN E. CROWELL  
14715 Turner Wootton Parkway  
Upper Marlboro, MD 20774  
Defendant(s).

**In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-02678**

Notice is hereby given this 30th 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 14715 Turner Wootton Parkway, 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 30th 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 30th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$765,000.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
140005 (8-5,8-12,8-19)

**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)

**IMPOUND SURPLUS NOTICE**

The University of Maryland - College Park Department of Transportation Services (DOTS) will be surplusing unclaimed vehicles. If you own a vehicle, scooter, or trailer that has been impounded on the UMD campus within the past 10 years that was never claimed, please call (301) 314 - PARK (7275) Monday - Friday 8:30am - 4pm to speak with a DOTS representative.

140014 (8-5)

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

*The Prince  
George's Post  
Newspaper*

*\*\*\*\*\**

*Call (301) 627-0900*

*or*

*Fax (301) 627-6260*

*\*\*\*\*\**

*Your Newspaper  
of  
Legal Record*

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FLAVIO YOVANI CANALES  
UMANZOR**

Notice is given that Zoila Evelia Velasquez Umanzor, whose address is 6803 25th Avenue, Hyattsville, MD 20782, was on July 13, 2021 appointed Personal Representative of the estate of Flavio Yovani Canales Umanzor, who died on February 28, 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.

ZOILA EVELIA VELASQUEZ  
UMANZOR  
Personal Representative

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

Estate No. 120899  
139972 (7-29-8-5,8-12)

Isaac H. Marks, Sr., Esquire  
Law Office of Isaac H. Marks, Sr., LLC  
11785 Beltsville Drive, Suite 150  
Calverton, Maryland 20705  
301-572-7391

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KATHLEEN MARY WATERS**

Notice is given that Keya Nimmons, whose address is 821 Kenyon Ave, Waldorf, MD 20602, was on May 6, 2021 appointed Personal Representative of the estate of Kathleen Mary Waters who died on December 23, 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 6th 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.

KEYA NIMMONS  
Personal Representative

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

Estate No. 119630  
139965 (7-29-8-5,8-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PATRICIA TAPSCOTT  
AKA: PATRICIA MAE TAPSCOTT**

Notice is given that Kim M McNutt, whose address is 6103 Hilmar Drive, Forestville, Maryland 20747, was on July 16, 2021 appointed Personal Representative of the estate of Patricia Tapscott who died on June 18, 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 16th 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.

KIM M MCNUTT  
Personal Representative

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

Estate No. 121531  
139970 (7-29-8-5,8-12)

Peter D. Randolph, Esq.  
Lawless, Randolph & Dale, LLC  
One Dudley Court  
Bethesda, MD 20814  
301-530-8800

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**OLGA M. HARVEY**

Notice is given that Dorothy Samuels, whose address is 9121 Kinzer Street, Lanham, MD 20706, was on July 16, 2021 appointed Personal Representative of the estate of Olga M. Harvey who died on May 2, 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 16th 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.

DOROTHY SAMUELS  
Personal Representative

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

Estate No. 121166  
139969 (7-29-8-5,8-12)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOURDES NIEVES FLAIM**

Notice is given that John-Paul Flaim, whose address is 317 Midsummer Drive, Gaithersburg, MD 20878, was on May 25, 2021 appointed Personal Representative of the estate of Lourdes Nieves Flaim who died on April 14, 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 25th 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.

JOHN-PAUL FLAIM  
Personal Representative

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

Estate No. 120574  
139967 (7-29-8-5,8-12)

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)

Ralph W Powers Jr  
5415 Water Street  
Upper Marlboro, MD 20772  
301-627-1000

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**F MCKINLEY BROWN**

Notice is given that Wynta Williams-Sevier, whose address is 2007 Fern Mill Court, Chesapeake, VA 23323, was on June 10, 2021 appointed Personal Representative of the estate of F McKinley Brown who died on July 22, 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 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.

WYNTA WILLIAMS-SEVIER  
Personal Representative

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

Estate No. 117695  
139966 (7-29-8-5,8-12)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDWARD GILL**

Notice is given that Dione Grant-Gill, whose address is 3128 Brinkley Road, Temple Hills, MD 20748 was on July 14, 2021 appointed Personal Representative of the estate of Edward Gill, who died on March 23, 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 14th 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.

DIONE GRANT-GILL  
Personal Representative

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

Estate No. 121259  
139975 (7-29-8-5,8-12)

**LEGALS**

**NOTICE OF PUBLIC HEARING  
THE TOWN OF UPPER MARLBORO  
CHARTER AMENDMENT RESOLUTION NO 02-2021**

**PUBLIC HEARING Saturday, August 7, 2021 at 11:00 o'clock A.M. in Person Outside Upper Marlboro Town Hall, 14211 School Lane, Upper Marlboro, Maryland & Tuesday, August 10, 2021 at 6:00 o'clock P.M. Virtual Prior To Town Meeting. All interested persons are invited to attend said public hearing and present their views:** NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland propose Charter Amendment Resolution 02-2021: Amending the Charter of the Town of Upper Marlboro by increasing the membership of the board of commissioners from three to five; by changing the general election from the first Monday in January in even numbered years to the first Tuesday in November in odd numbered years; by authorizing up to five supervisors of elections to be appointed in September prior to a general election; by removing language mandating the purging of voters who have failed to vote in three successive general elections from the list of qualified voters; by clarifying the requirement to file both a statement of candidacy and a nominating petition to run for municipal office; by striking as antiquated or surplusage a provision regarding women's suffrage; and making certain stylistic, grammatical and non-substantive changes thereto. A Resolution of the Board of Commissioners of the Town of Upper Marlboro, Maryland adopted pursuant to the authority of Article XI-E, § 4 of the Constitution of the State of Maryland and Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland, to amend the Charter of the Town of Upper Marlboro, to amend Sections 82-3 (Number, Selection, Term), 82-6 (Meetings of the Board), 82-20 (Board of Supervisors of Elections), 82-24 (Registration), 82-26 (Candidates), 82-27 (Election of Board of Commissioners), 82-28 (Conduct of Elections), 82-30 (Vote Count), 82-33 (Women), and to make other stylistic, grammatical and non-substantive changes thereto. Charter Amendment Resolution 02-2021 shall take effect and shall become and be considered the Charter of the Town of Upper Marlboro, upon the fiftieth day after being so ordained or passed unless on or before the fortieth day after being so adopted and passed a referendum petition meeting the requirements of State law shall be presented to the Board of Commissioners of the Town of Upper Marlboro, Maryland or mailed to it by certified mail, return receipt requested, bearing a postmark from the United States Postal Service. **Charter Amendment Resolution 02-2021 is available for inspection by contacting the Town Clerk at clerk@uppermarlboromd.gov.**

By Authority of: The Town of Upper Marlboro, Maryland  
Linda Pennoyer, Mayor/President

139955 (7-29,8-5)

**A SUMMARY OF HYATTSVILLE ORDINANCE 2021-04 –  
DAVID C. DRISKELL COMMUNITY PARK**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2021-04 – David C. Driskell Community Park on Monday, July 19, 2021. The title of the Ordinance which constitutes a fair summary, is as follows:

**An ordinance whereby the City Council amends the City of Hyattsville Code to strike any reference to “Magruder Park” and replace it with the “David C. Driskell Community Park.”**

The Ordinance is effective on August 8, 2021. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2021-04- David C. Driskell Community Park in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to [www.hyattsville.org](http://www.hyattsville.org).

The City Council of Hyattsville  
139954 (7-29,8-5)

**The Prince George's Post**

**Call 301-627-0900**

**Fax 301-627-6260**

**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)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARGARET L. MORGAN**

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500, Rockville, MD 20850 was on July 21, 2021 appointed Personal Representative of the estate of Margaret L. Morgan, who died on January 11, 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.

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE  
Personal Representative

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

Estate No. 116973  
139977 (7-29,8-5,8-12)

**LEGALS**

Andrew Friedman  
c/o McMillan Metro PC  
7811 Montrose Road, Suite 400  
Potomac, MD 20854

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DIANA S MAXWELL**

Notice is given that Regina Maxwell, whose address is 7104 Westchester Drive, Temple Hills, MD 20748 was on June 22, 2021 appointed Personal Representative of the estate of Diana S Maxwell, who died on December 1, 2018 without a will.

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

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.

REGINA MAXWELL  
Personal Representative

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

Estate No. 112786  
139978 (7-29,8-5,8-12)

David E. Grover, Esquire  
401 North Washington Street  
Suite 500  
Rockville, Maryland 20850  
301-251-9310

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGIA LEE CORNELL**

Notice is given that George Brooks, whose address is 4913 Lackawanna Street, College Park, MD 20740, was on July 27, 2021 appointed Personal Representative of the estate of Georgia Lee Cornell, who died on April 22, 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 27th 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.

GEORGE BROOKS  
Personal Representative

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

Estate No. 121614  
140008 (8-5,8-12,8-19)

**NOTICE OF PUBLICATION  
FOR DIVORCE**  
North Carolina, Johnston County  
File No. 21 CVD 1522

In the General Court of Justice, District Court Division **Carla Marie Kelly**, Plaintiff, vs. **Robert Lee McCollum**, Defendant. Notice of Service of Process by Publication. To: **Robert Lee McCollum**, Take Note: That a pleading seeking relief against you has been filed in the General Court of Justice, District Court Division, by the plaintiff herein, the nature of which is as follows: Absolute divorce based upon one year's separation. You are required by law to make defense to such pleading within forty (40) days from the date of the first publication of this Notice. If you fail to do so, the plaintiff will seek the relief sought herein. This the **2nd day of AUGUST, 2021**

Signed: **Carla Marie Kelly**  
140016 (8-5,8-12,8-19)

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NELSON R. DYER**

Notice is given that Elexis N. Canady, whose address is 310 70th Street, Capitol Heights, MD 20743, was on May 20, 2021 appointed Personal Representative of the estate of Nelson R. Dyer who died on January 12, 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.

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.

ELEXIS N. CANADY  
Personal Representative

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

Estate No. 117259  
139968 (7-29,8-5,8-12)

**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)

**NOTICE OF SALE**

Valerie Hillyer  
v.  
Allen Hillyer  
Defendant.

**In the Circuit Court for Prince  
George's County, Maryland  
CAD 14-09992**

Notice is hereby issued this 27th day of July, 2021, by the CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, Maryland, that the sale of 8205 Joshua Court, Laurel, Maryland 20708, made and reported by Isaac H. Marks, Sr., Esquire, Court-appointed Trustee, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of August, 2021; provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 27th day of August, 2021.

The report states the amount of the sale to be \$415,000.00.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
140002 (8-5,8-12,8-19)

**LEGALS**

MARTIN G. OLIVERIO  
14300 Gallant Fox Lane Suite 218  
Bowie, MD 20715  
301-262-6000

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LAWRENCE RAY PAULEY**

Notice is given that Philip Barnes, whose address is 13610 Chrisbar Court, Germantown, MD 20874, was on July 15, 2021 appointed Personal Representative of the estate of Lawrence Ray Pauley who died on December 6, 2019 with a will.

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

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

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

PHILIP BARNES  
Personal Representative

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

Estate No. 116668  
139971 (7-29,8-5,8-12)

**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)

**NOTICE**

Thomas J. Kokolis, et al.  
vs.  
Edna N. Christopher  
Defendant.

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 21-02751**

Notice is hereby given this 22nd day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of 9470 Annapolis Road #225, Lanham, MD 20706, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of August, 2021, provided a copy of this notice be inserted in a weekly newspaper printed in Prince George's County, once in each of three successive weeks before the 23rd day of August, 2021. The Report of Sale states the amount of the foreclosure sale price to be \$179,500.00.

MAHASIN EL AMIN  
Clerk, Circuit Court for  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
139959 (7-29,8-5,8-12)

**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)

**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)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**BOARD OF LICENSE  
COMMISSIONERS**

**NOTICE OF  
PUBLIC HEARING**

NOTICE IS HEREBY GIVEN: That Pursuant to Section 26-1104 of the Alcoholic Beverage Article of the Annotated Code of Maryland, the Board of License Commissioners will accept applications for the Special Sunday Off-Sale Permit(s). The number of Special Sunday Off-Sale Permits is limited therefore all applications must be filed between August 1st and 31st to be considered for the available permit(s). Public Hearings will be scheduled for each properly filed application. Applications are available by contacting the Board of License Commissioners Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS  
Attest:  
Terence Sheppard  
Director  
July 19, 2021  
139960 (7-29,8-5)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

MAURA LEONARDO  
PANCRASIO LOPEZ  
AKA PANCRACIO LOPEZ (DE-  
CEASED)  
4113 53rd Place  
Bladensburg, MD 20710  
Defendant(s).

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. CAEF 20-12963**

Notice is hereby given this 22nd 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 4113 53rd Place, Bladensburg, MD 20710, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 23rd 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 23rd day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$258,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
139957 (7-29,8-5,8-12)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.



# The Prince George's Post

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