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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**8136 MURRAY HILL DR.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated July 31, 2017, recorded in Liber 40005, Folio 168 among the Land Records of Prince George's County, MD, with an original principal balance of \$294,566.00, 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

JULY 6, 2022 AT 10:00 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 \$28,000 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 to 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. 348052-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838
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142171 (6-16,6-23,6-30)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**5639 ROCK QUARRY TERR.
DISTRICT HEIGHTS A/R/T/A FORESTVILLE, MD 20747**

Under a power of sale contained in a certain Deed of Trust dated October 21, 2005, recorded in Liber 23686, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$152,000.00, 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

JULY 6, 2022 AT 10:02 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 \$14,000 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 to 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. 345104-2)

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

Howard N. Bierman, Carrie M. Ward, et al.,
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142172 (6-16,6-23,6-30)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

**1607 WARREN AVE.
LANDOVER, MD 20785**

Under a power of sale contained in a certain Deed of Trust dated May 8, 2017, recorded in Liber 39576, Folio 200 among the Land Records of Prince George's County, MD, with an original principal balance of \$232,707.00, 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

JULY 6, 2022 AT 10:04 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 to 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. 351493-2)

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

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



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142173 (6-16,6-23,6-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**IZETTA LOUISE ELIZABETH
HAMILTON**

Notice is given that Jacqueline Hamilton, whose address is 16208 Penterra Way, Bowie, MD 20716, was on May 24, 2022 appointed Personal Representative of the estate of Izetta Louise Elizabeth Hamilton who died on April 15, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of November, 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; or

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

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

JACQUELINE HAMILTON
Personal Representative

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

Estate No. 125194
142259 (6-23,6-30,7-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FELICIA IDA PETTIS-DAVIS

Notice is given that Ronald Davis, whose address is 5019 Laguna Road, College Park, MD 20740, was on June 13, 2022 appointed Personal Representative of the estate of Felicia Ida Pettis-Davis who died on May 20, 2022 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 December, 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; 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.

RONALD DAVIS
Personal Representative

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

Estate No. 125396
142260 (6-23,6-30,7-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ROMMIE LEROY HOOPER
AKA: ROMMIE LEROY HOOPER SR**

Notice is given that Janelle Ryan-Colbert, whose address is 3060 Mitchellville Rd, Suite 216, Bowie, MD 20716, was on May 10, 2022 appointed Personal Representative of the estate of Rommie Leroy Hooper who died on October 14, 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 10th day of November, 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; 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.

JANELLE RYAN-COLBERT
Personal Representative

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

Estate No. 123233
142154 (6-9,6-16,6-23)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st day of July 2022 pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2022-19, duly adopted, has declared that the 3.6364 acres of land located in Election District No. 9, northwest side of Branch Avenue, MD Route 5 and Surratts Road, conveyed by Realty Investment Associates III, by deed recorded in Liber 14603 at Folio 736, by Reservation of Land for Public Use, as deemed necessary for the proposed interchange of Branch Avenue, MD Route 5 and Surratts Road, said reservation shall continue in full force and effect for one (1) year.

142262 (6-23)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st of July 2022, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2022-20, duly adopted, has declared that the 3.6042, acres of land located in Election District No. 3, northside of U.S. 301 and Village Drive West, conveyed by Jessie Millicent Swanson, by deed recorded in Liber 8188 at Folio 521, by Reservation of Land for Public Use, as deemed necessary for the proposed US 301 upgrader F-10 and A-61 facility, said reservation shall continue in full force and effect for one (1) year.

142263 (6-23)

NOTICE OF CONTINUATION OF RESERVATION OF LAND FOR PUBLIC USE

That on the 1st day of July 2022 pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2022-18, duly adopted, has declared that the 0.8510 acres of land located in Election District No. 9, southwest side of Branch Avenue, MD Route 5 and Surratts Road, conveyed Realty Investment Associates III, by deed recorded in Liber 8209 at Folio 76, by Reservation of Land for Public Use, as deemed necessary for the proposed interchange of Branch Avenue, MD Route 5 and Surratts Road, said reservation shall continue in full force and effect for one (1) year.

142264 (6-23)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.

Mark A. Harrison
2125 Congressbury Place
Upper Marlboro, MD 20774
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 19-05594**

Notice is hereby given this 14th day of June, 2022, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 14th day of July, 2022, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 14th day of July, 2022.

The Report of Sale states the amount of the foreclosure sale price to be \$455,000.00. The property sold herein is known as 2125 Congressbury Place, Upper Marlboro, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
142222 (6-23,6-30,7-7)

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

LEGALS

ORDER OF PUBLICATION BY POSTING

JAMELLA STEVENS-FONVILLE, Plaintiff,
vs.
ODELL FONVILLE Defendant.

In the Circuit Court for Prince George's County, Maryland Case No. CAD 21-14265

ORDERED, on this 14th day of June, 2022, by the Circuit Court for Prince George's County, Maryland That Defendant, ODELL FONVILLE, is hereby notified that the Plaintiff, JAMELLA STEVENS-FONVILLE has filed a Complaint for Absolute Divorce; and it is further,

ORDERED, that this Order shall be published pursuant to Maryland Rule 2-121(a)(2) by publishing the notice at least once a week in each of three successive weeks in one or more newspapers of general circulation published in the county in which the action is pending, said posting to be completed by the 14th day of July, 2022; and it is further

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

ORDERED that the Defendant, ODELL FONVILLE, is hereby warned that failure to file an Answer or other defense on or before the 13th day of August, 2022 may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test:
Mahasin El Amin, Clerk
142221 (6-23,6-30,7-7)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before July 15, 2022 unless otherwise noted in the Public Notice.

Prince George's County

202060161/20-WL-0122/22-WQC-0011/MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION at 6611 Kenilworth Avenue, Riverdale, Maryland 20737 has applied to reconfigure the boat ramp and piers at Jackson's Landing Boat Ramp. Construction of the 68-foot long boat ramp would be widened from 12.8 feet to 21 feet, two 68-foot long by 1-foot wide timber flank walls on either side, and a 8-foot long by 21-foot wide revetment at the toe of the ramp to function as stop and scour protection. The existing piers would be removed and replaced (a) fishing pier constructed a 52-foot long by 6-foot wide pier with a 65-foot long by 10-foot platform; (b) along the northern ramp wall, a 46-foot long by 6-foot wide floating dock with a 20-foot long by 6-foot wide "L" floating platform; and (c) along the south side of the ramp, a 32-foot long by 6-foot wide fixed pier with a 10-foot long by 6-foot wide fixed platform on the south side of the ramp, a 30-foot long by 6-foot wide gangway, and a 20-foot long by 20-foot wide floating kayak launch platform within a maximum of 80 feet channelward of the mean high water line. The purpose of the project is to improve the public recreation facility. The proposed project is located within the tidal waters on the Patuxent River in Prince George's County, at 16000 Croom Airport Road, Upper Marlboro, MD 20772. For more information, please contact Melissa McCanna at Melissa.mccanna@maryland.gov or at 410-537-4053

142266 (6-23)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before July 15, 2022 unless otherwise noted in the Public Notice.

Prince George's County

202260749/22-NT-01117: CHRISTOPHER HO – UMCP FACILITIES MANAGEMENT, 7401 Baltimore Ave. 4th Floor, College Park, Maryland 20740 has applied to construct a new 2-story field hockey and lacrosse complex with new sidewalks, underground utilities and stormwater management facility. This project will temporarily impact 10,670 square feet of the 100-year floodplain. As well as permanently impact 7,000 square feet (233 cubic yards fill/75 cubic yards cut) to the 100-year floodplain. The project is proposed on an unnamed tributary to Paint Branch (Use I). The project is located at 8483 Paint Branch Drive, College Park, Maryland 20742. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by July 15, 2022 to the Maryland Department of the Environment, Attn: Ryan Din 1800 Washington Boulevard, Baltimore, MD 21230 or at ryan.din@maryland.gov or 443-386-5226. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.173.04 for information regarding the application process.

142268 (6-23)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERI LYN EASTMAN

Notice is given that Duewa M Edwards-Dickson, whose address is 130 Oliver Avenue, Trenton, NJ 08618, was on May 25, 2022 appointed Personal Representative of the estate of Sheri Lyn Eastman who died on May 5, 2021 without a will.

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

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

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

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

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

DUEWA M. EDWARDS-DICKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122695

142155 (6-9,6-16,6-23)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before July 15, 2022 unless otherwise noted in the Public Notice.

Prince George's County

202260052/22-NT-0010: ZP. NO. 141, LLC, 111 Princess Street, Wilmington, North Carolina 28402, has applied to construct a shopping center, which will include a national chain grocery store, road crossing, outfall construction, parking area and several restaurants. The project will permanently impact 10,185 square feet of emergent nontidal wetland, 4,715 square feet of forested nontidal wetland, 35,844 square feet of the 25-foot nontidal wetland buffer, 210 linear feet (2,474 square feet) of stream, and 1,501 square feet of floodplain. The project will temporarily impact 46 linear feet (881 square feet) of stream and 1,618 square feet of floodplain. The project is proposed on Southwest Branch (Use I). The amount of wetland mitigation required would be 9,430 square feet of forested nontidal wetlands and 10,145 square feet of emergent nontidal wetlands (19,575 square feet total). The mitigation proposal is to purchase wetland mitigation credits from a mitigation bank in the same watershed as the proposed wetland impacts. The project is located south of Central Avenue (MD Route 214), west of Ritchie Road, and east of Shady Glen Drive in Prince George's County. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by July 15, 2022 to the Maryland Department of the Environment, Attn: Gailynn Milligan, 1800 Washington Boulevard, Baltimore, MD 21230 or at Gailynn.Milligan@maryland.gov or 410-537-4178. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

142267 (6-23)

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

VIRGINIA GARVIN (DECEASED)
4706 Pelham Court
Temple Hills A/R/TA
Camp Springs, MD 20748

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-16569

Notice is hereby given this 31st day of May, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4706 Pelham Court, Temple Hills A/R/TA Camp Springs, MD 20748, made and reported by the Substitute Trustee, will be "RAITIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 30th day of June, 2022, 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 June, 2022.

The report states the purchase price at the Foreclosure sale to be \$299,000.00.

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

142159 (6-9,6-16,6-23)

LEGALS

GREGORY R SINGLETON
5827 Allentown Rd
Camp Springs, MD 20746
240-252-2072

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANNE HOLMES

Notice is given that Mary C Holmes, whose address is 10512 Montana Terrace, Upper Marlboro, MD 20774, was on June 13, 2022 appointed Personal Representative of the estate of Mary Anne Holmes who died on May 2, 2022 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 December, 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; or

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

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

MARY C HOLMES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125449
142255 (6-23,6-30,7-7)

LEGALS

Annette DeCesaris
4303 Northview Drive
Bowie, Maryland, 20716
301-809-6200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN MARIE ROBERTS

Notice is given that John P Roberts Jr, whose address is 1239 Rossback Road, Davidsonville, MD 21035, was on June 6, 2022 appointed personal representative of the small estate of Joan Marie Roberts who died on April 21, 2022 with a will.

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

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

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

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

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

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

JOHN P ROBERTS JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125302
142231 (6-23)

Robert E. Richards
11253-B Lockwood Drive
Silver Spring, MD 20901
301-593-6220

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM T. SPICKNAL A/K/A WILLIAM TALBOTT SPICKNALL

Notice is given that Karen Spicknall, whose address is 12021 Old Gunpowder Road, Beltsville, MD 20705, was on June 1, 2022 appointed Personal Representative of the estate of William T. Spicknall a/k/a William Talbott Spicknall who died on May 6, 2022 with a will.

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

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

KAREN SPICKNALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125349
142240 (6-23,6-30,7-7)

JOYCE ANN WILLIAMS
J Williams Law, LLC
7981 Eastern Avenue, Suite C-4
Silver Spring, MD 20910
301-585-1970

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE KEITH TWISDALE

Notice is given that Jandell Thornes, whose address is 13803 Water Fowl Way, Upper Marlboro, MD 20774, was on May 6, 2022 appointed Personal Representative of the estate of Lawrence Keith Twisdale who died on December 24, 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 6th day of November, 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.

JANDELL THORNES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124917
142253 (6-23,6-30,7-7)

Chesapeake Legal Counsel -
John F. Robbert
2661 Riva Road Suite 410A
Annapolis, MD 21401
302-537-4559

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WANDA BOUKNIGHT

Notice is given that Wanda Jackson, whose address is 1607 Trillum Court, Mitchellville, MD 20721, was on May 17, 2022 appointed personal representative of the small estate of Wanda Bouknight who died on December 15, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

WANDA JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124930
142232 (6-23)

Michelle D. Lee
10605 Concord Street, Suite 420
Kensington, MD 20895
240-530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JERRY D. MURPHY

Notice is given that Adele Andrews, whose address is 1709 Dennis Court, Forestville, MD 20747, was on April 18, 2022 appointed Personal Representative of the estate of Jerry D. Murphy, who died on September 17, 2021 without a will.

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

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

ADELE ANDREWS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124672
142195 (6-16,6-23,6-30)

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

LEGALS

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within 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: **7/04/2022**

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

CHARLEY'S CRANE SERVICES
8613 OLD ARDMORE RD
LANDOVER MD 20785
301-773-7670

2012 DODGE	AVENGER	DC	GC5643	1C3CDZCB5CN165976
1976 CHEVROLET	RV	IN	108588	TGL3364500035

JD TOWING
2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

1996 LINCOLN	TOWN CAR	VA	URS9568	1LNLM82W8TY691345
2003 CHEVROLET	TAHOE	VA	95739E	1GNEK13T53R156134
2012 CHEVROLET	IMPALA			2G1WG5E3XC1143917
2013 DODGE	DART	MD	6BA0220	1C3CDFBH4DD231218
2003 HONDA	ODYSSEY	MD	5BC3648	5FNRL189X3B154602
2017 FORD	FUSION	MD	229426T	3FA6P0HD6HR401518
2021 FORD	UTILITY	VA	88165R	MAJ6S3FL3MC423009
2001 NISSAN	ALTIMA	DC	DL3496	1N4DL01D31C194734
2012 HONDA	CIVIC			19XFB2F58CE315000
2011 KAWASAKI	EK650			JKAEXEC16BDA67164
2018 EZ DOLLY	TRAILER			5TXBU0712J1003677

MCDONALD TOWING
2917 52ND AVENUE
HYATTSVILLE MD 20781
301-864-0954

2005 GMC	YUKON			2G1WG5E3XC1143917
2009 MAZDA	MAZDA5	PA	KJR0201	JM1CR29L790330422

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

2013 ACURA	TSX	VA	USL4414	JH4CU2F43DC005526
2004 BUICK	CENTURY	DC	FH4158	2G4W55J041237189

142275 (6-23)

LEGALS

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

TUESDAY, JULY 5, 2022

VIRTUAL and IN-PERSON MEETING
 VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 5, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Human Rights Commission for Prince George's County:

Ms. Brindisi Chan	Appointment Replacing: Nora Eidelman Term Expiration: 6/30/2024
Ms. Adonna Bannister Green	Reappointment Term Expiration: 6/30/2025
Ms. Wendy J. Howard	Reappointment Term Expiration: 6/30/2024
Ms. Sylvia L. Johnson	Reappointment Term Expiration: 06/30/2023
Mr. Ademola Oduybo	Reappointment Term Expiration: 6/30/2025
Ms. Andrea R. Price-Carter	Reappointment Term Expiration: 6/30/2024
Ms. Charlene D. Proctor	Reappointment Term Expiration: 6/30/2025
Mr. Joseph S. Reed	Reappointment Term Expiration: 6/30/2023
Ms. Felicia Lasley Sadler	Reappointment Term Expiration: 6/30/2024

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: 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 otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST:
 Donna J. Brown
 Clerk of the Council

142279 (6-23,6-30)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 5, 2022

VIRTUAL AND IN-PERSON MEETING
 VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, July 5, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-021-2022 (DR-2) – AN ACT CONCERNING LAW ENFORCEMENT ACCOUNTABILITY for the purpose of implementing the Maryland Police Accountability Act of 2021 passed by the General Assembly; establishing a Police Accountability Board, an Administrative Charging Committee and Trial Boards for Prince George's County and municipalities within the jurisdiction of Prince George's County; setting forth the qualifications for members of these boards and committee and method of appointment; setting forth the process for selection of the Police Accountability Board chairperson; providing for a process to receive certain complaints alleging police misconduct; setting forth the duties of each board and committee; defining certain terms; providing for the staggering of initial appointments to the Police Accountability Board; providing for the application of this Act; and generally relating to police accountability in Prince George's County.

CB-022-2022 – AN ACT REPEALING THE CITIZEN COMPLAINT OVERSIGHT PANEL AS PART OF THE NEW PRINCE GEORGE'S COUNTY LAWS BEING ENACTED IN ACCORDANCE WITH THE STATE OF MARYLAND POLICE ACCOUNTABILITY ACT OF 2021 for the purpose of repealing, in its entirety Subtitle 18, Subdivision 3-Citizen Complaint Oversight Panel.

CB-023-2022 – AN ACT REPEALING THE PRINCE GEORGE'S COUNTY POLICE DEPARTMENT USE OF FORCE STATUTORY PROVISION AS PART OF THE NEW COUNTY LAWS BEING ENACTED IN ACCORDANCE WITH THE STATE OF MARYLAND POLICE ACCOUNTABILITY ACT OF 2021 for the purpose of repealing Section 18-156 - Use of Force.

CB-024-2022 – AN ACT CONCERNING PARTICIPATION BY PUBLIC SAFETY EMPLOYEES IN CERTAIN MATTERS AND USE OF COUNTY RESOURCES BY POLICE OFFICERS DURING PARTICIPATION IN THOSE MATTERS for the purpose of amending and clarifying certain prohibited conduct for employees of Prince George's County, Maryland.

CB-037-2022 – AN ACT CONCERNING AMENDMENT OF SECTIONS 308 AND 406, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Sections 308 and 406 of the Charter of Prince George's County to have the compensation of the County Council members and the County Executive comply with State law.

CB-038-2022 (DR-2) – AN ACT CONCERNING AMENDMENT OF SECTIONS 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Sections 201, 202, 305, 306, 307, 307B, 310, 311, 313, 316, 319, 401, 402, 404, 405, 407, 408, 409, 411, 412, 603, 817, 819, 906, 907, 1001, 1002, 1003, 1004, 1005, 1017, Charter of Prince George's County to provide for gender neutral language in several sections throughout the Charter.

CB-039-2022 – AN ACT CONCERNING AMENDMENT OF SECTION 607, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 607 of the Charter of Prince George's County to include County law for the encouragement and support of local and minority businesses consistent with requirements of Federal, State, and County law; and generally regarding local and minority businesses.

CB-041-2022 (DR-2) – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMUNITY COLLEGE for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$64,611,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-042-2022 (DR-2) – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$51,939,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-043-2022 (DR-2) – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$9,258,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-044-2022 (DR-2) – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANSPORTATION FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$208,686,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-045-2022 (DR-2) – AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$45,925,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment

LEGALS

therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-046-2022 (DR-2) – AN ACT CONCERNING AMENDMENT OF SECTION 603, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 603 of the Charter of Prince George's County to amend the requirements regarding public notice for bids or proposals that shall be advertised on a publicly available website designated by the County Purchasing Agent, and in any other manner determined by the County Code; to provide that such purchases and contracts shall be made from or awarded to the responsive and responsible bid that is most favorable to the County with respect to "best value", including technical requirements, diversity of suppliers, and costs, as defined in the Code; to provide for bonding and generally regarding competitive bidding.

CB-048-2022 (DR-2) – AN ACT CONCERNING AMENDMENT OF SECTION 307, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 307 of the Charter of Prince George's County to provide that an at-large Council member shall have been a qualified voter of Prince George's County for at least one year immediately preceding their general election; to provide that Council members representing one of the nine Council districts shall have been a qualified voter of their respective Council district for at least one year immediately preceding their general election; and to provide that in an election year immediately following an approved decennial redistricting plan changing the boundaries of any Council district, the one year residency requirement immediately preceding the general election shall not apply if a person is deemed a qualified voter but no longer resides in their former Council district because of a boundary change in the approved decennial redistricting plan. Such person shall ...

CB-049-2022 (DR-2) – AN ACT CONCERNING AMENDMENT OF SECTION 901A, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing a new section 901A of the Charter of Prince George's County to require the County Executive to provide mandatory biennial data collection and reporting of the County workforce to the EEOC; providing for the collection and reporting of County work force data by race, ethnicity, sex, job category, and salary band; requiring the County Executive to submit the County workforce data report to the Council and the State Legislative Delegations to the extent permitted under Federal law; and generally regarding data collection and reporting.

CB-050-2022 (DR-2) – AN ACT CONCERNING AMENDMENT OF SECTION 305, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 305 of the Charter of Prince George's County to amend the legislative process for the decennial County Council redistricting plan changing the Commission's plan, specifying that it shall be done by law, shall become effective upon enactment or adoption, shall not be subject to executive veto or emergency legislation under the Charter, and generally regarding redistricting requirements.

CB-054-2022 – AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - COUNCIL 67, AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES (AFSCME), AFL-CIO, AND ITS AFFILIATED LOCAL 241 (SCHOOL CROSSING GUARDS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and Council 67, American Federation of State, County and Municipal Employees (AFSCME), AFL-CIO, and its affiliated Local 241 to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management from time to time.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: 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 otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST:
 Donna J. Brown
 Clerk of the Council

142277 (6-23,6-30)

LEGALS

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

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

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

You must reclaim these vehicles by: **07/07/2022**.

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

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

2009 CHEVROLET	AVEO			KL1TD66E99B629322
2004 MERCURY	SABLE	VA	TXW5234	1MEFM55504G610658
2010 MAZDA	MAZDA6	WV	789783	1YVHZ8BH4A5M03794
2020 TOYOTA	RAV	MD	1EN2295	2T3P1RFVXLC070478
2012 VOLKSWAGEN	PASSAT	MD	2EL6648	1VVCN7A38CC101478
2005 LEXUS	ES	VA	UEN1049	JTHBA30G755123064
2001 CHEVROLET	CAVALIER			1G1JC124117106847
2003 TOYOTA	CAMRY	MD	3AB0538	4T1BE30K63U242412
2006 MERCEDES BENZ	SMART			WME4503321263799
1973 DODGE	R30			R39CG3S165881
2010 FORD	E-250	MD	8BZ6603	1FTNS2EW6ADA38111
2007 GMC	SIERRA			1GDJ3C4DX7E183474

JD TOWING
2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739

2012 DODGE	AVENGER	MD	9BD4806	1C3CDZABXC2N16102
1999 CHEVROLET	LUMINA			2G1WL52M0X9150925
2011 CHEVROLET	MALIBU			1G1ZC5E10BF213049
1996 CHEVROLET	CAPRICE			1G1BL52P3TR180929
2006 ISUZU	NPR	DC	N83593	4KLC4B1U26J802633
2007 TOYOTA	AVALON			4T1BK36B77U248404

142276 (6-23)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8510 MADISON STREET
HYATTSVILLE, MD 20784**

Under a power of sale contained in a certain Deed of Trust from Cordiela V. Maycole, dated July 20, 2007 and recorded in Liber 29698, Folio 647 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$45,000.00, and an original interest rate of 5.490%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 12, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

E.T. Newell & Co
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142269 (6-23,6-30,7-7)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10009 MARLBORO PIKE
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Linda A. Pirrone, and Patrick Pirrone, dated December 11, 2015 and recorded in Liber 37770, Folio 582 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$315,679.00, and an original interest rate of 4.750%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 12, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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

E.T. Newell & Co
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142270 (6-23,6-30,7-7)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7902 PRINCE GEORGES DRIVE
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust from Dennis M. Guerrero, dated September 29, 2017 and recorded in Liber 40199, Folio 243 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,743.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JUNE 28, 2022 AT 11:30 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,
Christianna Kersey, and Kevin Hildebeidel,
Substitute Trustees

E.T. Newell & Co
912 E. 25th Street, Baltimore MD 21218
410-366-5555 www.melnicknewell.com

142124 (6-9,6-16,6-23)

Thomas A. Gentile, Attorney
911 Silver Spring Avenue
Suite 104
Silver Spring, MD 20910
301-908-9427

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JACQUELINE DOLORES
LIVINGSTON**

Notice is given that Karen Marie Neel, whose address is 7613 Charlton Avenue, Berwyn Heights, MD 20740, was on May 27, 2022 appointed Personal Representative of the estate of Jacqueline Dolores Livingston who died on April 18, 2022 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 November, 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.

KAREN MARIE NEEL
Personal Representative

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

Estate No. 125174
142140 (6-9,6-16,6-23)

Nicole T. Livingston, Esquire
Council, Baradel, Kosmerl &
Nolan, P.A.
125 West Street, 4th Floor
Annapolis, Maryland 21401
410-268-6600

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**PARLETT LONGSWORTH
MOORE, JR.**

Notice is given that Paul Beauchemin, whose address is 5101 N Casa Blanca Dr, #6, Paradise Valley, Arizona 85253, was on May 31, 2022 appointed Personal Representative of the estate of Parlett Longworth Moore, Jr. who died on April 22, 2022 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 30th day of November, 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.

PAUL BEAUCHEMIN
Personal Representative

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

Estate No. 125305
142152 (6-9,6-16,6-23)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

Muhammad Younas, Plaintiff,
vs.
Bushra B. Kahn Defendant.

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAD 21-14592**

ORDERED, ON THIS 3RD DAY OF JUNE, 2022, by the Circuit Court for Prince George's County, MD:

That the Defendant, **Bushra B. Kahn**, is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming her as the Defendant and seeking the Divorce on the Grounds of Twelve Month Separation, and stating that the Defendant's last known address is 9337 Staple Court, Laurel, MD 20723, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **Bushra B. Kahn**, in accordance with Maryland Rule 2-122 as follows:

By posting notice in a newspaper or publication of general circulation in the jurisdiction of the last known address of the Defendant for three consecutive weeks and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 3rd day of July, 2022, and it is further;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122, said posting to be completed by the 3rd day of July, 2022, and it is further;

ORDERED, that Plaintiff shall mail, by regular mail, to Defendant's last known address, a copy of the signed Order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED that the DEFENDANT, **Bushra B. Kahn**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 2ND DAY OF AUGUST, 2022 MAY RESULT IN THE CASE PROCEEDING AGAINST HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
142220 (6-16,6-23,6-30)

KRISTOPHER C MORIN ESQ
7600 WISCONSIN AVE, STE 600
BETHESDA, MD 20814
301-652-6880

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS B JABINE

Notice is given that Thomas P Jabine, whose address is 919 East Capitol Street, SE Apt. A, Washington DC 20003, was on May 19, 2022 appointed Personal Representative of the estate of Thomas B Jabine who died on January 30, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of November, 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; 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 P JABINE
Personal Representative

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

Estate No. 125203
142135 (6-9,6-16,6-23)

JOSEPH A TREVINO
7903 BELLE POINT DR
GREENBELT, MD 20770
301-441-3131

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CIDRONIO C PEREA

Notice is given that Rocío Reyes Vivar, whose address is 9105 Nathala Pl, Clinton, MD 20735, was on May 11, 2022 appointed Personal Representative of the estate of Cidronio C Perea who died on January 14, 2022 without a will.

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

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

ROCIO REYES VIVAR
Personal Representative

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

Estate No. 124698
142144 (6-9,6-16,6-23)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WENDWESEN K GEBREMLAK

Notice is given that Lelti Gubsa, whose address is 6307 Edward Dr, Clinton, MD 20735, was on April 1, 2022 appointed Personal Representative of the estate of Wendwesen K Gebremlak who died on February 24, 2022 without a will.

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

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

LELTI GUBSA
Personal Representative

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

Estate No. 124482
142153 (6-9,6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN J WASHINGTON

Notice is given that Allendra Letsome, whose address is 3905 Beechwood Road, University Park, MD 20782, was on March 23, 2022 appointed Personal Representative of the estate of Evelyn J Washington who died on February 26, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of September, 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; 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.

ALLENDRA LETSOME
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124386
142131 (6-9,6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH JOHN KWARACEIUS

Notice is given that Michael Kwaraceius, whose address is 16100 Penn Manor Lane, Bowie, MD 20716, was on April 25, 2022 appointed Personal Representative of the estate of Joseph John Kwaraceius who died on December 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 October, 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; or

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

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

MICHAEL KWARACEIUS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124612
142132 (6-9,6-16,6-23)

Robert M. Burke
300 Charles Street / P.O. Box 2283
La Plata, MD 20646
240-349-2789

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VALRIE WILLIAMS

Notice is given that Rodney Jenkins, whose address is 7337 Sheila Lane, Clinton, MD 20735, was on May 20, 2022 appointed Personal Representative of the estate of Valrie Williams who died on December 19, 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 20th day of November, 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.

RODNEY JENKINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125185
142241 (6-23,6-30,7-7)

**CITY OF SEAT PLEASANT
Notice to fill Vacancy-Mayor**

In accordance with the City of Seat Pleasant City Charter:

§ C-401 Qualifications of Mayor

The mayor must have resided in Seat Pleasant for at least one year immediately preceding his election and shall have been a qualified registered voter of the City for one year. The mayor shall maintain a permanent residence in the city during the term of office. The minimum age for the mayor shall be eighteen years of age.

The City of Seat Pleasant has a vacancy for the Office of the Mayor. Any resident that meets the above criteria and desires to be a candidate for the mayor position shall submit their letter of interest, resume and registered voter petitions, which shall include the names and signatures of at least twenty (20) registered voters in the City of Seat Pleasant to the **Office of the City Clerk by 5:00p.m., Thursday, July 21, 2022. There will be NO EXCEPTIONS!**

You may submit your letter of interest, resume, and petition electronically to dlanham@seatpleasantmd.gov or in person at **Seat Pleasant City Hall:**

**6301 Addison Rd.
Seat Pleasant, MD 20743**

142176 (6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEENE MAE CLARK

Notice is given that Edward Clark, whose address is 5951 Goode Road, Hughesville, MD 20637, was on April 13, 2022 appointed Personal Representative of the estate of Aleene Mae Clark who died on December 23, 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 13th day of October, 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; or

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

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

EDWARD CLARK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124554
142133 (6-9,6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALETHIA RAYE WILKINS

Notice is given that Kevin Wilkins, whose address is 12209 Wimbleson Street, Largo, MD 20774, was on April 18, 2022 appointed Personal Representative of the estate of Alethia Raye Wilkins who died on February 13, 2022 without a will.

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

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

KEVIN WILKINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124580
142146 (6-9,6-16,6-23)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
CAREAN ALSTON**
Estate No.: 125021

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 4, 2022 at 10:30 A.M.**

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

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

142192 (6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE ELIZABETH DENT

Notice is given that Antron Dent, whose address is 3680 Clairton Street, Waldorf, MD 20603, was on April 1, 2022 appointed Personal Representative of the estate of Maurice Elizabeth Dent who died on February 2, 2022 with a will.

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

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

ANTRON DENT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124530
142134 (6-9,6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED REBECCA ANDERSON

Notice is given that Joseph L Brown Sr, whose address is 4 Colliery Drive, Thurmont, MD 21788, was on April 21, 2022 appointed Personal Representative of the estate of Mildred Rebecca Anderson who died on March 19, 2005 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 21st day of October, 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; 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.

JOSEPH L BROWN SR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124707
142147 (6-9,6-16,6-23)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
ANTHONY MARIO PAOLINI, JR.**
Estate No.: 123823

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 4, 2022 at 10:30 A.M.**

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

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

142193 (6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN M BYSHEIM JR

Notice is given that Amy McAllister-Flynn, whose address is 4820 South Lane, Saint Leonard, MD 20685, was on May 18, 2022 appointed Personal Representative of the estate of John M Bysheim Jr who died on January 29, 2022 with a will.

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

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

AMY MCALLISTER-FLYNN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124845
142136 (6-9,6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WAYNE LARNELL FERGUSON

Notice is given that Adrienne L Ferguson, whose address is 15604 Swanscombe Loop, Upper Marlboro, MD 20774, was on April 14, 2022 appointed Personal Representative of the estate of Wayne Larnell Ferguson who died on January 24, 2022 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 14th day of October, 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; 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.

ADRIENNE L FERGUSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124697
142148 (6-9,6-16,6-23)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
SHIRLEY A. STROUD**
Estate No.: 123049

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Renee Stroud-Ouellette for judicial probate of the will dated June 27, 2002 and for the appointment of a personal representative.

A VIRTUAL hearing will be held on **JULY 28, 2022 AT 10:15 A.M.**

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

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

142191 (6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH S MARSHALL

Notice is given that Yvonne H Tillery, whose address is 300 Nalley Road, Landover, MD 20785, was on May 2, 2022 appointed Personal Representative of the estate of Joseph S Marshall who died on December 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 2nd day of November, 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; 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.

YVONNE H TILLERY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124862
142137 (6-9,6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BETTY M CHAMBERS
AKA: BETTY M SMITH-CHAMBERS**

Notice is given that Larry Smith, whose address is 4311 Cimmarron Lane, Fort Washington, MD 20744, was on May 9, 2022 appointed Personal Representative of the estate of Betty M Chambers who died on January 2, 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 any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of November, 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; 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.

LARRY SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124801
142149 (6-9,6-16,6-23)

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

LEGALS

The Law Office of Brian Gormley
Michelle D. Lee, Esq.
10605 Concord St. Ste 420
Kensington, MD 20895
240-530-8018

Karen M. Selby, Esq., Esquire
Griffin Selby Law PLLC
3261 Old Washington Road, Ste. 2020
Waldorf, MD 20602
202-844-5753

Walakewon Blegay
10758 Castleton Turn
Upper Marlboro, MD 20774
202-556-0461

Zachary W. Worshtil
Ralph W. Powers, Jr., P.C.
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
SHELLEY ANTOINETTE
GRAVES

Notice is given that Stephan L. Graves, whose address is 7815 White Oak Loop, Stonecrest, GA 30038, was on March 11, 2022 appointed Personal Representative of the estate of Shelley Antoinette Graves who died on January 14, 2022 without a will.

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

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

STEPHAN L. GRAVES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124293
142145 (6-9,6-16,6-23)

NOTICE

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

vs. Plaintiffs

Jonathan C. Brown
aka Jonathon C. Brown

Defendant

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

CIVIL NO. CAEF 19-21066

ORDERED, this 31st day of May, 2022 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7521 Northern Avenue, Glenn Dale, Maryland 20769 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of June, 2022 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of June, 2022, next.

The report states the amount of sale to be \$176,000.00.

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

142160 (6-9,6-16,6-23)

Amanda N. Odorimah Esq
9500 Medical Center Drive
Suite 474
Upper Marlboro, MD 20774
301-772-0248

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARILYN C KNIGHT

Notice is given that Janet Knight, whose address is 10100 Hillside Lane, Fredericksburg, VA 22408, was on June 9, 2022 appointed personal representative of the small estate of Marilyn C Knight who died on February 21, 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 claims against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

JANET KNIGHT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 116738
142233 (6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFRED RUSSELL

Notice is given that Yolanda R. Perry, whose address is 7209 Goblet Court, Clinton, MD 20735 and Orlando E. Russell, Sr, whose address is 15212 Casimir Road, Brandywine, MD 20613, were on April 29, 2022 appointed Co-Personal Representatives of the estate of Alfred Russell who died on January 18, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 29th day of October, 2022.

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

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

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

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

YOLANDA R PERRY
ORLANDO E RUSSELL SR
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. 124461
142138 (6-9,6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARSTON G EDWARDS

Notice is given that Claudine Neal, whose address is 12091 Mustard Seed Court, Waldorf, MD 20601, was on June 9, 2022 appointed personal representative of the small estate of Marston G Edwards, who died on October 31, 2018 without a will.

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

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

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

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

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

CLAUDINE 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. 116447
142239 (6-23)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

VELMA D. BATTLE (DECEASED)
9805 Lake Pointe Court
Unit 302
Upper Marlboro A/R/T/A
Springdale, MD 20774

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-16584**

Notice is hereby given this 31st day of May, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9805 Lake Pointe Court, Unit 302, Upper Marlboro A/R/T/A Springdale, 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 June, 2022, 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 June, 2022.

The report states the purchase price at the Foreclosure sale to be \$242,937.83.

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

142158 (6-9,6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH MCALDRED GORHAM

Notice is given that Michelle Gorham Lankford, whose address is 7214 Serenade Cir., Clinton, MD 20735, was on March 24, 2022 appointed Personal Representative of the estate of Joseph McAlfred Gorham who died on January 23, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of September, 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.

MICHELLE GORHAM LANKFORD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124182
142139 (6-9,6-16,6-23)

Joshua D. Headley, Esq.
Buchanan Ingersoll & Rooney PC
1700 K Street, Suite 300
Washington, DC 20006
202-452-6055

E. Nickey Patterson, Esq.
6710 Oxon Hill Road, Suite 210
Oxon Hill, MD 20745
202-709-6726

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

NOTICE IS HEREBY GIVEN that the Circuit court of Orange county, Florida appointed Carol L. Moten, whose address is 7705 Loudon Drive, Fort Washington, MD 20774, as the Personal Representative of the Estate of Thomas H. Willis, Jr. who died on May 30, 2021 domiciled in Orlando, Florida, USA.

The Maryland resident agent for service of process is Carol L. Moten, whose address is 7705 Loudon Drive, Fort Washington, MD 20744.

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

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

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

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

Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

CAROL L. MOTEN
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 124732
142197 (6-16,6-23,6-30)

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

**BEFORE THE REGISTER
OF WILLS**

**IN THE ESTATE OF:
ARTHUR MARION LANFORD SR
ESTATE NO: 124547**

Public Notice
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Arthur M. Lanford, Jr - 12808 5th Street, Bowie, MD 20720 - Son and Danyale Lanford - 7104 Tarquin Street, Temple Hills, MD 20748 - Son, challenging the will dated August 2, 2019.

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

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773
Estate No. 124566
142243 (6-23,6-30,7-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY BROWN
AKA: DOROTHY LESANE BROWN

Notice is given that Jason Brown, whose address is 11818 Point Way, Bowie, MD 20720, was on May 5, 2022 appointed Personal Representative of the estate of Dorothy Brown who died on February 21, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 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; or

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

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

EDWARD W. MARTIN
A/K/A E. WARREN MARTIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124879
142130 (6-9,6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL G. BROWN

Notice is given that Terrance L. Brown, whose address is 1145 Park Avenue, Newport, KY 41071, was on May 6, 2022 appointed Personal Representative of the estate of Michael G. Brown who died on January 13, 2022 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 6th day of November, 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.

TERRANCE L. BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124272
142150 (6-9,6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY BROWN
AKA: DOROTHY LESANE BROWN

Notice is given that Jason Brown, whose address is 11818 Point Way, Bowie, MD 20720, was on May 5, 2022 appointed Personal Representative of the estate of Dorothy Brown who died on February 21, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 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; 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.

JASON BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124710
142151 (6-9,6-16,6-23)

LEGALS

**NOTICE OF CONTINUATION OF RESERVATION OF LAND
FOR PUBLIC USE**

That on the 1st day of July 2022, pursuant to the provisions of Land Use Article, Annotated Code of Maryland, and the Regulations for the Subdivision of Land for the Maryland-Washington Regional District in Prince George's County, Maryland, as amended, the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission, by Resolution No. 2022-21, duly adopted, has declared that the 4.1983 acres of land located in Election District No. 7, southeast of the intersection of Mill Branch Road and Crain Highway (US 301), conveyed by Thomas H. Price, III and James J. Fitzgibbons, Trustees by deed recorded in Liber 32315 at Folio 51, for the Reservation of Land for Public Use, as deemed necessary for the proposed widening of US 301 and said Reservation shall continue in full force and effect for one (1) year.

142261 (6-23)

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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

**9200 ALLENTOWN RD.
FORT WASHINGTON, MD 20744**

Under a power of sale contained in a certain Deed of Trust dated August 23, 2014, recorded in Liber 36358, Folio 260 among the Land Records of Prince George's County, MD, with an original principal balance of \$69,500.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

JULY 12, 2022 AT 11:15 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 to 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. 347438-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

142228 (6-23,6-30,7-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**4313 FRANK STREET
SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Estate of Alvin B. Parkins, dated June 24, 2015, and recorded in Liber 37254 at folio 281 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland 20772, on

**JULY 12, 2022
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 \$26,000.00 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 # 18-603341)

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

142212 (6-23,6-30,7-7)

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

**6803 MOUNTAIN LAKE PL.
CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust dated March 22, 2017, recorded in Liber 39384, Folio 208 among the Land Records of Prince George's County, MD, with an original principal balance of \$201,185.00, 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

JULY 12, 2022 AT 11:17 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 \$20,000 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 to 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. 343561-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

142229 (6-23,6-30,7-7)

**NOTICE OF VIRTUAL PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, JUNE 30, 2022
6:00 P.M.**

Special Exception Application No. 928- Michael Sciscenti- 425 Prince George Street Laurel, MD 20707

"The applicant is requesting that the City of Laurel Department of Fire Marshal and Permit Services not enforce Sec. 18-82.17. IRC-18, Part 2, Chapter 3, Section R311, Means of Egress, R311.1.1 - Means of Egress of the Laurel City Code for the renovation project relating to City of Laurel Permit No. 20220207 for the property located at 425 Prince George Street."

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/clerk/meetings> by 3:00 p.m. the day of the meeting.

Call 301-725-5300 Ext. 2303 for more information.

142207 (6-23)

**NOTICE OF VIRTUAL PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, JUNE 30, 2022
6:00 P.M.**

Special Exception Application No. 930- Perfect Paws LLC- 595 Main Street Laurel, MD 20707

"The Applicant, Vanessa Oti, is seeking a Special Exception to establish and operate an animal boarding facility at 595 Main Street, Laurel, MD 20707".

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/clerk/meetings> by 3:00 p.m. the day of the meeting.

Call 301-725-5300 Ext. 2303 for more information.

142206 (6-23)

**City of District Heights
NOTICE OF CITY ELECTION**

The City of District Heights will hold an election on Monday, July 11, 2022. The polling location is 6421 Atwood St. District Heights, MD 20747. The polls will be open from 10 am – 8pm. The following Commission seats are to be voted on: Mayor, Commissioner Ward 1 and Commissioner Ward II. www.districtheights.org

142208 (6-23,6-30)

LEGALS

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
AIR AND RADIATION ADMINISTRATION**

**NOTICE OF TENTATIVE DETERMINATION,
OPPORTUNITY TO REQUEST A PUBLIC HEARING, AND
OPPORTUNITY TO SUBMIT WRITTEN COMMENTS**

FIRST NOTICE

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of an application for a Permit to Construct submitted by Global Resource Recyclers on September 20, 2021 for the installation of one (1) portable concrete and recycled asphalt pavement crushing and screening plant. The proposed installation will be located at 2600 Marble Court, Forestville, MD 20747.

Pursuant to Section 1-604, of the Environment Article, Annotated Code of Maryland, the Department has made a tentative determination that the Permit to Construct can be issued and is now ready to receive public comment on the application.

Copies of the Department's tentative determination, the application, the draft permit to construct with conditions, and other supporting documents are available for public inspection on the Department's website. Look for Docket #20-21 at the following link:

<https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/index.aspx>

Interested persons may request a public hearing and/or submit written comments on the tentative determination. Requests for a public hearing must be submitted in writing and must be received by the Department no later than 20 days from the date of this notice. Written comments must be received by the Department no later than 30 days from the date of this notice.

Interested persons may request an extension to the public comment period. The extension request must be submitted in writing and must be received by the Department no later than 30 days from the date of this notice or within 5 days after the hearing (if a hearing is requested), whichever is later. The public comment period may only be extended one time for a 60-day period.

All requests for a public hearing, requests for an extension to the public comment period, and all written comments should be emailed to Ms. Shannon Heafey at shannon.heafey@maryland.gov.

Further information may be obtained by contacting Ms. Shannon Heafey by email at shannon.heafey@maryland.gov or by phone at (410) 537-4433.

Christopher R. Hoagland, Director
Air and Radiation Administration

142271 (6-23)

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
AIR AND RADIATION ADMINISTRATION**

**NOTICE OF TENTATIVE DETERMINATION,
OPPORTUNITY TO REQUEST A PUBLIC HEARING, AND
OPPORTUNITY TO SUBMIT WRITTEN COMMENTS**

FIRST NOTICE

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of an application for a Permit to Construct submitted by Allan Myers Md, Inc. on February 10, 2022 for installation of one (1) portable concrete and recycled asphalt pavement crushing and screening plant. The proposed installation will be located at 2600 Marble Court, Forestville, MD 20747.

Pursuant to Section 1-604, of the Environment Article, Annotated Code of Maryland, the Department has made a tentative determination that the Permit to Construct can be issued and is now ready to receive public comment on the application.

Copies of the Department's tentative determination, the application, the draft permit to construct with conditions, and other supporting documents are available for public inspection on the Department's website. Look for Docket #05-22 at the following link:

<https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/index.aspx>

Interested persons may request a public hearing and/or submit written comments on the tentative determination. Requests for a public hearing must be submitted in writing and must be received by the Department no later than 20 days from the date of this notice. Written comments must be received by the Department no later than 30 days from the date of this notice.

Interested persons may request an extension to the public comment period. The extension request must be submitted in writing and must be received by the Department no later than 30 days from the date of this notice or within 5 days after the hearing (if a hearing is requested), whichever is later. The public comment period may only be extended one time for a 60-day period.

All requests for a public hearing, requests for an extension to the public comment period, and all written comments should be emailed to Ms. Shannon Heafey at shannon.heafey@maryland.gov.

Further information may be obtained by contacting Ms. Shannon Heafey by email at shannon.heafey@maryland.gov or by phone at (410) 537-4433.

Christopher R. Hoagland, Director
Air and Radiation Administration

142272 (6-23)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ZENOBIA A. RICKFORD
AKA ZENOBIA A. BOYD
10314 Buena Vista Avenue
Lanham, MD 20706

Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-02156**

Notice is hereby given this 3rd day of June, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10314 Buena Vista Avenue, Lanham, 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 5th day of July, 2022, 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 5th day of July, 2022.

The report states the purchase price at the Foreclosure sale to be \$390,000.00.

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

142161 (6-9,6-16,6-23)

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LEGALS

ORDER OF PUBLICATION

ADNAN BASHIR

PLAINTIFF
v.

C & P JOINT VENTURE

SERVE ON: CHARLES MCCLAIN, SR., PARTNER

AND

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

5631 COOLIDGE STREET
CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

5631 COOLIDGE STREET
CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
CASE NO.: CAE 22-15570

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

All that property in Prince George's County described as: PT LTS 33.34 L 5878 F 431, 11,037,000 SQ.FT. MARYLAND PARK - ORC ASSMNT \$35,700 LIB 10575 FL 509, tax account no. 18-2094266, Deed ref. 10575/00509 and assessed to C & P JOINT VENTURE.

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

It is thereupon this 13th day of June, 2022, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 8th day of July, 2022, warning all persons interested in the property to appear in this Court by the 16th day of August, 2022, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
142213 (6-23,6-30,7-7)

Patrick M Smith
7412 Baltimore-Annapolis Blvd
Glen Burnie, MD 21061
(410) 761-1700

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the General CT of Justice Superior court of Forsyth county, North Carolina appointed A J CEBERIO, whose address is 210 South Cherry Street, Winston Salem, NC 27101, as the Administrator of the Estate of Odell Mattocks Jr who died on July 24, 2019 domiciled in Forsyth County North Carolina.

The Maryland resident agent for service of process is Patrick M Smith, whose address is 7412 Baltimore-Annapolis Blvd, Glen Burnie, MD 21061.

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

6227 24TH AVENUE, HYATTSVILLE, MARYLAND 20782
PRINCE GEORGE'S COUNTY

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

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

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

A J CEBERIO
Foreign Personal Representative

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

Estate No. 124944
142230 (6-23,6-30,7-7)

ORDER OF PUBLICATION

Paradise Point LLC
c/o James F. Truitt, Jr.
Counsel for Plaintiff
P.O. Box 30224
Bethesda, MD 20824
Phone (202) 783-1597
lucas@dansielaw.com,

Plaintiff,
v.

Nelson Orlando Plata
5106 59th Avenue
Hyattsville, MD 20781,

and

Guillermo A. Rafaelano
3314 Michele Lane
Bowie, MD 20721,

and

Jose E. Savaria
Prime Title Group, LLC
9701 Apollo Road, Ste 101
Largo, MD 20774,

and

Prince George's County, Maryland,

and

all unknown owners of the property described below, their heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest and any and all persons having or claiming to have an interest in the property described as:

0.80 Acres, more or less, RITCHIE ROAD 20743 and also known as Account Number 18-2037141,

Defendants.

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

Case No. CAE 22-15581

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

0.80 Acres, more or less, RITCHIE ROAD 20743 also known as Account Number 18-2037141

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 13th day of June, 2022, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 16th day of August, 2022 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
142215 (6-23,6-30,7-7)

GORHAM S CLARK ESQ
108-E South Street SE
Leesburg, VA 20176
703-988-7975

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TIA L WILLIAMS

Notice is given that Phyllis M Williams, whose address is 317 Webster Street NW, Washington, DC 20011, was on June 9, 2022 appointed Personal Representative of the estate of Tia L Williams who died on November 13, 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 9th day of December, 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; 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.

PHYLLIS M WILLIAMS
Personal Representative

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

Estate No. 124763
142254 (6-23,6-30,7-7)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff
v.

Greenbelt Woods LTD Partnership
James E. Sedlar, Substitute Trustee
Wells Fargo Bank, NA
The Estate of Mildred Poretsky
The Estate of Mildred Poretsky
The Estate of Mildred Poretsky
The Estate of Mildred Poretsky
Craig B. Young, Trustee

COPERNICUS LANE

and

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

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

Copernicus Lane, 14th (Fourteenth) Election District, described as follows: All that lot of land PARCEL B 6.910 ACRES. GREENBELT WOODS PL BLK B ASSMT \$6,900.00 LIB 06573 FL 126

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: CAE 22-15578

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

All that lot of land PARCEL B 6.910 ACRES. GREENBELT WOODS PL BLK B ASSMT \$6,900.00 LIB 06573 FL 126

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

It is thereupon this 13th day of June, 2022, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 16th day of August, 2022 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
142214 (6-23,6-30,7-7)

LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
1301 McCormick Drive, Suite 1100
Largo, MD 20774

Plaintiff
v.

Wilma Dudley
Surviving Tenant by the Entirety of William Dudley
Last known address:
3620 Edwards Street
Upper Marlboro, Maryland 20774

Gwendolyn Dudley
3805 Parkview Ave. Apt. B
Baltimore, Maryland 21207-6935
(Possible interested party)

Kim Dudley
11200 Avalanche Way Unit #B
Columbia, Maryland 21044-3127
(Possible interested party)

and

(Prince George's County, Maryland as statutory Defendant under Section 14-836 of the Tax-Property Article)

And any and all persons that have or claim to have an interest in the property situate, lying and being in the TWENTIETH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint, including any all other persons with an interest in and to said Property, who are or may be deceased, including the testate and intestate successors of all persons claiming by or through or under any such Decedent.

Defendants

Said Property is described as follows:

PROPERTY DESCRIPTION

All that property described as Lot numbered Two (2) in Block numbered Six (6), in that subdivision delineated of record as "EDWARD ESTATES" per plat of subdivision recorded in Plat Book WWW 50 at plat 96 among the Land Records of Prince George's County, Maryland; said property assessed as 10,551 square feet under Tax ID No.: 20-2196897; being in the Twentieth Election District of the County. said property being one of a number of lots, land, and premises described in

deed conveyance into John G. Gilmore and Martin Brown, Trustees, recorded in Liber 5327 at folio 61 among said Land Records, and being the same lot and premises described in that certain leasehold conveyance by way of Deed of Assignment into George F. Smith, Trustee, recorded in Liber 3704 at 87; said property commonly known as 6832 Flagstaff Street, Hyattsville/Landover, Maryland 20785.

In the Circuit Court for Prince George's County, Maryland
CAE 22-15606

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2020 County tax sale.

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

It is thereupon this 13th day of June, 2022, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 16th day of August, 2022, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
142216 (6-23,6-30,7-7)

LEGALS

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
14741 Governor Oden Bowie Drive, Room 1090
Upper Marlboro, MD 20772

Plaintiff
v.

Diane Louise Rowell
Surviving Joint Tenant of Lucille L. Failor
7010 Rocky Ford Road
Moneta, VA 24121-4853

and

(Prince George's County, Maryland as statutory Defendant under Section 14-836 of the Tax-Property Article)

And any and all persons that have or claim to have an interest in the property situate, lying and being in the TWELFTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint, including any all other persons with an interest in and to said Property, who are or may be deceased, including the testate and intestate successors of all persons claiming by or through or under any such Decedent.

Defendants

PROPERTY DESCRIPTION

All that property described as Lot numbered Nine (9) in Block lettered B, in that subdivision delineated of record as "FORT FOOTE VILLAGE" per plat of subdivision recorded in Plat Book 18 at plat 99 among the Land Records of Prince George's County, Maryland; said property assessed as 10,020.00 square feet under Tax ID No.: 12-1314533; being in the Twelfth Election District of the County. Said property being all that same land and premises described in deed conveyance into Lucille L. Failor and Diane Louise Rowell, recorded in Liber 5313 at folio 318 among said Land Records, and commonly known as 8708 East Fort Foote Terrace, Fort Washington, MD 20744.

In the Circuit Court for Prince George's County, Maryland
CAE 22-16994

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2020 County tax sale.

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

It is thereupon this 13th day of June, 2022, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 16th day of August, 2022, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

In the Circuit Court for Prince George's County, Maryland
CAE 22-16994

Substitute Trustees/
Plaintiffs,
vs.

SPURGEON MONTGOMERY, III
14208 Barenton Drive
Upper Marlboro, MD 20772

Defendant(s).

ORDER OF PUBLICATION

PRINCE GEORGE'S COUNTY, MARYLAND
A Body Corporate and Politic
1301 McCormick Drive, Suite 1100
Largo, MD 20774

Plaintiff
v.

Wilma Dudley
Surviving Tenant by the Entirety of William Dudley
Last known address:
3620 Edwards Street
Upper Marlboro, Maryland 20774

Gwendolyn Dudley
3805 Parkview Ave. Apt. B
Baltimore, Maryland 21207-6935
(Possible interested party)

Kim Dudley
11200 Avalanche Way Unit #B
Columbia, Maryland 21044-3127
(Possible interested party)

and

(Prince George's County, Maryland as statutory Defendant under Section 14-836 of the Tax-Property Article)

And any and all persons that have or claim to have an interest in the property situate, lying and being in the TWENTIETH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint, including any all other persons with an interest in and to said Property, who are or may be deceased, including the testate and intestate successors of all persons claiming by or through or under any such Decedent.

Defendants

Said Property is described as follows:

PROPERTY DESCRIPTION

All that property described as Lot numbered Two (2) in Block numbered Six (6), in that subdivision delineated of record as "EDWARD ESTATES" per plat of subdivision recorded in Plat Book WWW 50 at plat 96 among the Land Records of Prince George's County, Maryland; said property assessed as 10,551 square feet under Tax ID No.: 20-2196897; being in the Twentieth Election District of the County. Said property is described in a Deed conveyance into William and Wilma Dudley, recorded in Liber 3263 at folio 427 among said Land Records; said property commonly known as 3620 Edwards Street, Upper Marlboro, Maryland 20774-2625.

In the Circuit Court for Prince George's County, Maryland
CAE 22-16995

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing property situated and lying in Prince George's County, Maryland, which was sold by the Collector of Taxes for Prince George's County to the Plaintiff at the 2020 County tax sale.

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

It is thereupon this 13th day of June, 2022, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the said property to be and appear in this Court by the 16th day of August, 2022, and redeem the aforesaid property and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

In the Circuit Court for Prince George's County, Maryland
CAE 22-16995

True Copy—Test:
Mahasin El Amin, Clerk
142218 (6-23,6-30,7-7)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,
vs.

SPURGEON MONTGOMERY, III
14208 Barenton Drive
Upper Marlboro, MD 20772

Defendant(s).

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 21-02741

Notice is hereby given this 17th day of June, 2022, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14208 Barenton Drive, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 18th day of July, 2022, 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 18th day of July, 2022.

The report states the purchase price at the Foreclosure sale to be \$265,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

142274 (6-23,6-30,7-7)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before July 15, 2022 unless otherwise noted in the Public Notice.

Prince George's County

202260458/22-WL-0275: POTOMAC ELECTRIC POWER COMPANY (PEPCO), at 701 9th St. NW, Washington, DC 20068, has applied to add an electric conductor feeder utility line and reconfigure two utility lines on existing poles. All work will be done from land, with 195 feet of new utility line to pass over tidal wetlands. There will be no direct impacts to tidal wetlands. The purpose of this project is to improve electric reliability and capacity for the Ft. Lincoln neighborhood of Washington, DC. The proposed line will pass over the tidal waters of the Anacostia River at the Southern side of Blad

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

**11722 BROOKVILLE LANDING CT.
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust dated August 26, 2005, recorded in Liber 23286, Folio 742 among the Land Records of Prince George’s County, MD, with an original principal balance of \$225,000.00, 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

JULY 12, 2022 AT 11:11 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 \$20,000 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 to 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. 347112-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

142226 (6-23,6-30,7-7)

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

**17301 SUMMERWOOD LN.
ACCOKEEK, MD 20607**

Under a power of sale contained in a certain Deed of Trust dated February 21, 2007, recorded in Liber 28346, Folio 582 among the Land Records of Prince George’s County, MD, with an original principal balance of \$480,300.00, 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

JULY 12, 2022 AT 11:13 AM

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

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

Terms of Sale: A deposit of \$32,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to 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. 45863-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

142227 (6-23,6-30,7-7)

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

**10812 KNOLL CT.
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust dated January 9, 2018, recorded in Liber 40456, Folio 466 among the Land Records of Prince George’s County, MD, with an original principal balance of \$335,000.00, 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

JULY 6, 2022 AT 10:08 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 \$33,000 in the form of certified check, cashier’s check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to 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. 344051-1)

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

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



908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

142175 (6-16,6-23,6-30)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 28, 2022

**VIRTUAL and IN-PERSON MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>**

10:00 A.M.

Notice is hereby given that on Tuesday, June 28, 2022, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-027-2022 - AN ACT CONCERNING THE PREVAILING WAGE RATE NOTICE for the purpose of providing the prevailing wage determinations to be publicly posted on the homepage of the Wage Determination Board’s website to improve accessibility and transparency of the decisions of the Board.

CB-029-2022 (DR-2) – AN ACT CONCERNING A PROPERTY TAX CREDIT FOR ELDERLY INDIVIDUALS for the purpose of establishing a property tax credit for certain elderly individuals.

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George’s County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: 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 otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

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

ATTEST:
Donna J. Brown
Clerk of the Council

142203 (6-16,6-23)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12217 QUADRILLE LANE
BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Harold A. Campbell and Sara A. Roberts-Boykins, dated May 24, 2007, and recorded in Liber 28087 at folio 363 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

**JUNE 28, 2022
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 \$26,000.00 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 # 19-602860)

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

142121 (6-9,6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLOTTA CRAWFORD BRYANT

Notice is given that Joy Black, whose address is 6831 Nashville Road, Lanham, MD 20706, was on May 18, 2022 appointed Personal Representative of the estate of Carlotta Crawford Bryant, who died on December 16, 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 18th day of November, 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; 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.

JOY BLACK
Personal Representative

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

Estate No. 125130
142196 (6-16,6-23,6-30)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DONNELL ANTON POINTER

Notice is given that Patricia C Pointer, whose address is 9010 School Way, Fort Washington, MD 20744, was on May 3, 2022 appointed Personal Representative of the estate of Donnell Anton Pointer, who died on April 19, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 3rd day of November, 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; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

PATRICIA C POINTER
Personal Representative

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

Estate No. 124961
142198 (6-16,6-23,6-30)

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

**6316 DANNER DR.
CLINTON, MD 20735**

Under a power of sale contained in a certain Deed of Trust dated November 22, 2013, recorded in Liber 35506, Folio 10 among the Land Records of Prince George's County, MD, with an original principal balance of \$331,877.00, 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

JUNE 28, 2022 AT 10:25 AM

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

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

Terms of Sale: A deposit of \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to 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. 200187-4)

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

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



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142116 (6-9,6-16,6-23)

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

**118 GREENHILL RD.
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust dated December 6, 2011, recorded in Liber 33342, Folio 375 among the Land Records of Prince George's County, MD, with an original principal balance of \$226,800.00, 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

JUNE 28, 2022 AT 10:29 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 \$20,000 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 to 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. 328551-1)

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



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142118 (6-9,6-16,6-23)

LEGALS

The Prince George's Post Newspaper

Call

301-627-0900

or

Fax

301-627-6260

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PONNAMMA J MARK**

Notice is given that Kantian J. Mark, whose address is 6003 Norman Avenue, Riverdale, MD 20737, was on June 6, 2022 appointed personal representative of the small estate of Ponnamma J Mark, who died on January 19, 2022 without a will.

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

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

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

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

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

KANTIAN J. MARK
Personal Representative

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

Estate No. 124412
142234 (6-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LILLIAN YVONNE BURRELL**

Notice is given that Lisa M Burrell, whose address is 2909 Parkland Drive, District Heights, MD 20747, was on June 8, 2022 appointed personal representative of the small estate of Lillian Yvonne Burrell, who died on January 31, 2020 without a will.

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

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

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

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

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

LISA M BURRELL
Personal Representative

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

Estate No. 118370
142235 (6-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **PAULINE HARPER**

Notice is given that Subreana P Harper, whose address is 4301 23rd Pkwy #206, Temple Hills, MD 20748, was on August 31, 2021 appointed personal representative of the small estate of Pauline Harper, who died on February 15, 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 within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

SUBREANA P HARPER
Personal Representative

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

Estate No. 121956
142236 (6-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KINNON KINSTON ABDULLAH**

Notice is given that Kinston Kirk Sr, whose address is 1318 Park Road, NW, Washington, DC 20010, was on June 9, 2022 appointed personal representative of the small estate of Kinnon Kinston Abdullah, who died on April 25, 2022 without a will.

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

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

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

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

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

KINSTON KIRK SR
Personal Representative

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

Estate No. 125417
142237 (6-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JESSIE NICKELSON**

Notice is given that Angela Nickelson, whose address is 610 Reading Terrace, Hyattsville, MD 20785, was on June 8, 2022 appointed personal representative of the small estate of Jessie Nickelson, who died on December 23, 2020 without a will.

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

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

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

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

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

ANGELA NICKELSON
Personal Representative

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

Estate No. 125121
142238 (6-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SHARON RITTER**

Notice is given that Leslie Danielle Cook, whose address is 46091 Maria Way, Lexington Park, MD 20653, was on June 7, 2022 appointed Personal Representative of the estate of Sharon Ritter who died on December 16, 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 7th day of December, 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.

LESLIE DANIELLE COOK
Personal Representative

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

Estate No. 125350
142252 (6-23,6-30,7-7)

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LEGALS

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Rockville, MD 20852
(301) 961-6555

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

8913 WALKERTON DR.
LANHAM, MD 20706

Under a power of sale contained in a certain Deed of Trust dated December 14, 2006, recorded in Liber 27919, Folio 482 among the Land Records of Prince George's County, MD, with an original principal balance of \$318,750.00, 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

JULY 12, 2022 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 \$26,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due to 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. 352471-1)

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

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

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142223 (6-23,6-30,7-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4717 66TH PLACE
HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Ibrahim Adisa Moshood, dated January 8, 2018, and recorded in Liber 40647 at folio 606 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

JULY 12, 2022
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 \$26,000.00 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 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within 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 # [20-605154](#))

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

142209 (6-23,6-30,7-7)

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

16112 MANNING RD. WEST
ACCOKEEK, MD 20607

Under a power of sale contained in a certain Deed of Trust dated February 27, 2009, recorded in Liber 30470, Folio 458 among the Land Records of Prince George's County, MD, with an original principal balance of \$273,300.00, 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

JULY 12, 2022 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 \$19,000 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 to 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. 352028-1)

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

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

 **ALEX COOPER**
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www.alexcooper.com

142224 (6-23,6-30,7-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1406 PEACHWOOD LANE
BOWIE, MARYLAND 20716

By virtue of the power and authority contained in a Deed of Trust from Rammitta X. Jones and Estate of Calvin K. Jones, dated July 23, 2003, and recorded in Liber 18225 at folio 320 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

JULY 12, 2022
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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # [19-600426](#))

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

142210 (6-23,6-30,7-7)

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

6010 BELWOOD ST.
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust dated April 22, 2009, recorded in Liber 30751, Folio 81 among the Land Records of Prince George's County, MD, with an original principal balance of \$299,242.00, 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

JULY 12, 2022 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 \$19,000 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 to 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. 346298-1)

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

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

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www.alexcooper.com

142225 (6-23,6-30,7-7)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

5785 SUTLAND ROAD
SUTLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Estate of Yolanda Ann Hamilton n/k/a Yolanda Ann Clark, dated August 9, 2007, and recorded in Liber 28611 at folio 043 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 Prince George's County Circuit Court, 14735 Main Street, Upper Marlboro, Maryland 20772, on

JULY 12, 2022
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 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 # [15-613535](#))

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

142211 (6-23,6-30,7-7)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 5, 2022

VIRTUAL and IN-PERSON MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>
10:00 A.M.

Notice is hereby given that on Tuesday, July 5, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Commission for Animal Control for Prince George's County:

Mr. Bonaventure Akinlosutu Appointment
Replacing: Connie Carter
Term Expiration: 3/30/2024

Ms. Caitrin E. Conroy Appointment
Replacing: Mary Prettyman
Term Expiration: 3/30/2024

Ms. Kathleen DeNobile Appointment
Replacing: Virginia May
Term Expiration: 3/30/2024

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: 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 otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST:
Donna J. Brown
Clerk of the Council

142278 (6-23,6-30)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 5, 2022

VIRTUAL and IN-PERSON MEETING
VIEW USING THE LINK PROVIDED AT:
<https://pgccouncil.us/LIVE>
10:00 A.M.

Notice is hereby given that on Tuesday, July 5, 2022, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Board of Library Trustees for Prince George's County:

Ms. Sylvia Bolivar Reappointment
Term Expiration: 12/31/2026

Mr. Robert Fernandez Appointment
Replacing: Samuel Epps IV
Partial Term Expiration: 12/31/2024
Full Term Expiration: 12/31/2026

Ms. Patrice Garnette Appointment
Replacing: Dr. Hiram Larew
Partial Term Expiration: 12/31/2023
Term Expiration: 12/31/2026

In an abundance of caution and given the current state of the novel coronavirus (COVID-19) pandemic, the County Council is now operating under hybrid meeting operations.

The Prince George's County Council will meet in a hybrid manner – both virtually and in-person until further notice. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: 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 otherwise changed and, any future changes to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

ATTEST:
Donna J. Brown
Clerk of the Council

142280 (6-23,6-30)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSAN PALMER LOVE

Notice is given that Daniel P Love, whose address is 902 Truro Lane, Crofton, MD 21114, was on June 13, 2022 appointed Personal Representative of the estate of Susan Palmer Love who died on May 11, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 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; 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.

DANIEL P LOVE
Personal Representative

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

Estate No. 125431
142245 (6-23,6-30,7-7)

MaryEllen Willman, Esq.
8830 Stanford Boulevard
Suite 400
Columbia, Maryland 21045
410-347-8720

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD EARL MILTON

Notice is given that Valencia M. Jones, whose address is 915 Butternut Street NW, Washington, D.C. 20012, was on June 9, 2022 appointed Personal Representative of the estate of Edward Earl Milton who died on January 26, 2022 with a will.

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

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

VALENCIA M. JONES
Personal Representative

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

Estate No. 125453
142242 (6-23,6-30,7-7)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
PHYLLIS ANN LANIER**
Estate No.: 124695

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 25, 2022 at 10:30 A.M.**

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

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

142185 (6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERMAN L MOTLEY JR

Notice is given that Andrea L Motley, whose address is 10721 Joyceton Drive, Upper Marlboro, MD 20774, was on June 6, 2022 appointed Personal Representative of the estate of Herman L Motley Jr who died on April 14, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 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; or

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

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

ANDREA L MOTLEY
Personal Representative

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

Estate No. 125180
142246 (6-23,6-30,7-7)

Marcia J Mills, Attorney PLLC
1 Research Ct. Ste 450
Rockville, MD 20850
301-325-4928

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ISABELLA MARIE GRIFFIN

Notice is given that Vicky Christos, whose address is 504 Southview Ave, Silver Spring, MD 20905, was on February 3, 2022 appointed Personal Representative of the estate of Isabella Marie Griffin who died on December 15, 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 3rd day of August, 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; 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.

VICKY CHRISTOS
Personal Representative

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

Estate No. 122417
142244 (6-23,6-30,7-7)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JAMES WILLIAM GREER**
Estate No.: 125094

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 25, 2022 at 10:30 A.M.**

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

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

142186 (6-16,6-23)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SOPHIA NADINE MALLETT

Notice is given that Camiel Rowe, whose address is 1013 Magothy Park Lane, Annapolis, MD 21409, was on June 9, 2022 appointed Personal Representative of the estate of Sophia Nadine Mallett who died on January 25, 2022 with a will.

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

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

CAMIEL ROWE
Personal Representative

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

Estate No. 124750
142247 (6-23,6-30,7-7)

Matthew J. Dyer, Esquire
P.O. Box 358
Upper Marlboro, MD 20773
301-627-5222

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUIS A. SANCHEZ

Notice is given that Carlo Sanchez, whose address is 1601 Drexel Street, Takoma Park, MD 20912, was on April 20, 2022 appointed Personal Representative of the estate of Luis A. Sanchez who died on January 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 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.

CARLO SANCHEZ
Personal Representative

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

Estate No. 124787
142143 (6-9,6-16,6-23)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
BETTY SUTTON**
Estate No.: 125239

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 25, 2022 at 10:30 A.M.**

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

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

142187 (6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADELTRAUD INGRID YUILLE

Notice is given that Carmen M Davis, whose address is 10505 Starlight Place, Waldorf, MD 20603, was on June 8, 2022 appointed Personal Representative of the estate of Adeltraud Ingrid Yuille who died on May 15, 2022 with a will.

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

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

CARMEN M DAVIS
Personal Representative

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

Estate No. 125279
142248 (6-23,6-30,7-7)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MICHAEL WAYLAND CLARKE**
Estate No.: 123074

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 18, 2022 at 10:30 A.M.**

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

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

142188 (6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAH ANN SAMPSON

Notice is given that Mary Sampson, whose address is 2731 Crestwick Place, Forestville, MD 20747, was on June 13, 2022 appointed Personal Representative of the estate of Sarah Ann Sampson who died on December 13, 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 December, 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; or

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

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

MARY SAMPSON
Personal Representative

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

Estate No. 124161
142256 (6-23,6-30,7-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD M MARCEY

Notice is given that Suzanne Garcia, whose address is 2009 Compass Circle, Virginia Beach, VA 23451, was on June 13, 2022 appointed Personal Representative of the estate of Ronald M Marcey who died on June 2, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 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; 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.

SUZANNE GARCIA
Personal Representative

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

Estate No. 125414
142249 (6-23,6-30,7-7)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
BETTY L. GARY**
Estate No.: 125276

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 18, 2022 at 10:30 A.M.**

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

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

142189 (6-16,6-23)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LATHAN LEON HERRING SR

Notice is given that Lathan Herring II, whose address is 12023 Dove Circle, Laurel, MD 20708, was on May 18, 2022 appointed Personal Representative of the estate of Lathan Leon Herring Sr who died on December 31, 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 18th day of November, 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; 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.

LATHAN HERRING II
Personal Representative

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

Estate No. 124062
142257 (6-23

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