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**LEGALS**

**ORDER OF PUBLICATION**

Antoine Mathews  
C/o Benjamin M. Decker, Esquire  
2806 Reynolda Rd., #208  
Winston-Salem, NC 27106  
Plaintiff

vs.

WESTPOINT LLC  
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 1778885, ALL OF PARCEL 146 WOODLAND CONSE RVTN / CTY (WDLN CO NS GRT 08) 16.2800 ACRES, ASSMT \$16,200 MAP 110 GRID A4 PAR 146 LIB 38175 FL 609 AND ASSESSED TO WESTPOINT LLC; KNOWN AS 8208 BERWICK RD UPPER MARLBORO 20772.

Defendants

In the Circuit Court for  
Prince George's County,  
Maryland  
Civil Division  
C-16-CV-23-001949

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

Prince George's County, described as follows: Tax Account No 1778885, ALL OF PARCEL 146 WOODLAND CONSE RVTN / CTY (WDLN CO NS GRT 08) 16.2800 ACRES, ASSMT \$16,200 MAP 110 GRID A4 PAR 146 LIB 38175 FL 609 AND ASSESSED TO WESTPOINT LLC; KNOWN AS 8208 BERWICK RD UPPER MARLBORO 20772.

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

It is thereupon this 1st day of May, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 26th day of May, 2023, warning all persons interested in the property to appear in this Court by the 5th day of July, 2023, and redeem the property herein described 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  
144552 (5-11,5-18,5-25)

Call 301-627-0900  
for a quote.

**LEGALS**

Olesya Sidorkina, Esq.  
(Bar No. 2002110004)  
2001 Mount Vernon Ave.  
Alexandria, VA 22301  
(202) 743-1656

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
YVONNE DOROTHY MACK

Notice is given that Dolores Marbury, whose address is 908 Portia Court, Landover, Maryland 20785, was on April 17, 2023 appointed Personal Representative of the estate of Yvonne Dorothy Mack, who died on January 21, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of October, 2023.

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.

DOLORES MARBURY  
Personal Representative

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

Estate No. 128913

144477 (4-27,5-4,5-11)

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

**IN THE MATTER OF THE  
PETITION OF  
NICHOLAS S.  
FOR THE ADOPTION OF A  
MINOR**

Adoption No. CAA20-08381

**ORDER**

UPON CONSIDERATION of Petitioner's Motion for Notice to UNKNOWN FATHER by Publication and the supporting Affidavit of the Petitioner, and the Court being satisfied that Petitioner has made reasonable efforts in good faith but have been unable to ascertain the whereabouts of the UNKNOWN BIRTH FATHER of NICHOLAS LEE SHEFFIELD, the prospective adoptee in the above-referenced case, it is this 20th day of April, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that pursuant to Family Law Article, Section 5-3B-15(d), Petitioners publish the Notice of Adoption Proceeding one time in a newspaper of general circulation in Prince George's County, Maryland and said Notice to state as follows:

To: UNKNOWN FATHER: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA20-08381. All persons who believe themselves to be the parent of a male child born on September 22, 2016, in Montgomery County, Maryland, to Lisa Lashell Sheffield, birth date August 29, 1975, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by 30 days from the date this notice appears in a Prince George's County Newspaper, you will have agreed to the permanent loss of your parental rights to this child; and it is further

ORDERED, the Petitioner post said Notice for at least 30 days on a website of the Department of Human Services; and it is further

ORDERED, that the Clerk of this Court shall provide a copy of the Show Cause Order dated this 20th day of April, 2023, to UNKNOWN, BIRTH FATHER, if so requested by the birth father.

HERMAN C. DAWSON, JUDGE

144556 (5-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
SHIRLEY ANN WEESE

Notice is given that Julie Jenkins, whose address is 12105 Mount Pleasant Drive, Laurel, MD 20708, was on March 9, 2023 appointed Personal Representative of the estate of Shirley Ann Weese who died on December 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 (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 September, 2023.

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.

JULIE 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. 128292

144563 (5-11,5-18,5-25)

**LEGALS**

**ORDER OF PUBLICATION  
BY POSTING**

ALBERT JOHNSON  
Plaintiff,

vs.

ANGELICA RIVAS NUNEZ  
Defendant

In the Circuit Court for  
Prince George's County, Maryland  
Case No.: C-16-FM-22-000735

ORDERED, ON THIS 5th day of May, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, ANGELICA RIVAS NUNEZ, 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 388 Central Avenue, Brooklyn, New York 11221, and therefore it is;

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.

By posting notice in a newspaper or publication of general circulation in this jurisdiction 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 June, 2023, and it is further;

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

ORDERED that the DEFENDANT, ANGELICA RIVAS NUNEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 4th DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144557 (5-11,5-18,5-25)



**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
LEWIS EDGAR HOLLAND

Notice is given that Patricia A. Defayette, whose address is 19387 Aquasco Road, Brandywine, MD 20613, was on April 21, 2023 appointed Personal Representative of the estate of Lewis Edgar Holland who died on January 3, 2018 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 21st day of October, 2023.

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 A. DEFAYETTE  
Personal Representative

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

Estate No. 128818

144514 (5-4,5-11,5-18)

**LEGALS**

Christopher A. Aragona, Esq.  
Oxon Hill Professional Building  
6130 Oxon Hill Road, Suite 100  
Oxon Hill, Maryland 20745  
301-567-1100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TERESA FARRELL

Notice is given that Nevin Daniel Gibson, whose address is 55 Old Farm Road, Granville, Ohio 43023, was on March 8, 2023 appointed Personal Representative of the estate of Teresa Farrell who died on January 8, 2023 with a will.

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

All persons having any objection to the appointment (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 September, 2023.

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.

NEVIN DANIEL GIBSON  
Personal Representative

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

Estate No. 128028

144566 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
RUTH A FETTEROLF  
AKA: RUTH ARLETTA FETTEROLF

Notice is given that Daniel Fetterolf, whose address is 4803 Stockton Lane, Hyattsville, MD 20784, was on March 3, 2023 appointed Personal Representative of the estate of Ruth A Fetterolf AKA: Ruth Arletta Fetterolf who died on August 22, 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 September, 2023.

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 FETTEROLF  
Personal Representative

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

Estate No. 128293

144515 (5-4,5-11,5-18)

JENNIFER I. BRANDI ESQ.  
BRANDI LAW, LLC  
5303 Baltimore Ave, Suite 206  
Hyattsville, MD 20781  
301-699-3100

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DEIRDRE A MCQUADE  
AKA: DEIRDRE ANNE MCQUADE

Notice is given that Pamela Shannon, whose address is 29B Bernard Road, Fort Monroe, VA 23651, was on April 21, 2023 appointed Personal Representative of the estate of Deirdre A McQuade AKA: Deirdre Anne McQuade 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 (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, 2023.

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.

PAMELA SHANNON  
Personal Representative

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

Estate No. 128971

144512 (5-4,5-11,5-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DELORES E FORBES

Notice is given that Siera M Forbes, whose address is 6603 Horseshoe Rd, Clinton, MD 20735, was on December 29, 2022 appointed Personal Representative of the estate of Delores E Forbes, who died on October 14, 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 29th day of June, 2023.

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.

SIERA M FORBES  
Personal Representative

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

Estate No. 115146

144536 (5-4,5-11,5-18)

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

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

Estate No. 128913

144477 (4-27,5-4,5-11)

**LEGALS**

**AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.**  
ATTORNEYS AND COUNSELORS AT LAW  
1401 Rockville Pike, Suite 650  
Rockville, MD 20852  
TELEPHONE (301) 738-7657  
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as  
11506 Cosca Park Place, Clinton, MD 20735-4177**

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, MAY 12, 2023**

**AT 3:05 P.M.**

all that property described in said Deed of Trust as follows:

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUMBERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

**TERMS OF SALE:** A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.25% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS**  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A00116

144461 (4-27,5-4,5-11)

Rosalyn E. Pugh, Esquire  
The Pugh Law Group, LLC  
1401 Mercantile Lane Suite 211  
Largo, Maryland 20774  
(301) 772-0006

Archie L. Palmore, Esq.  
7843 Belle Point Dr.  
Greenbelt, MD 20770  
301-345-3955

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**REGINA A. THOMAS**

Notice is given that Christopher Thomas, whose address is 3003 Brinkley Rd., Apt. 101, Temple Hills, MD 20748, was on April 5, 2023 appointed Personal Representative of the estate of Regina A. Thomas, who died on December 30, 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 October, 2023.

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.

**CHRISTOPHER THOMAS**  
Personal Representative

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HELEN E. BROOKS  
AKA HELEN BROOKS**

Notice is given that Paul W Ford Jr, whose address is 8548 Biscayne Court, Upper Marlboro, MD 20772, was on April 24, 2023 appointed Personal Representative of the estate of Helen E. Brooks AKA: Helen Brooks, who died on February 12, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of October, 2023.

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 W FORD, 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. 114340

144523 (5-4,5-11,5-18)

**LEGALS**

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

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

**9815 DOUBLETREE LANE  
SPRINGDALE, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Jamal H. Fuller, and Brandy H. Fuller, dated June 24, 2003 and recorded in Liber 17731, Folio 206 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, and an original interest rate of 5.500%, 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 **MAY 23, 2023 AT 10:57 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 \$18,000.00 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. (CGD File #: 453448)

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

**ALEX COOPER**  
auctioneers

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

144499 (5-4,5-11,5-18)

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

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

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BETTY LEE BROWN**

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 North Washington Street, Suite 500 Rockville, MD 20850, was on April 12, 2023 appointed Personal Representative of the estate of Betty Lee Brown, who died on December 22, 2021 without a will.

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

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

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

Estate No. 126903

144532 (5-4,5-11,5-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DOLORES HARRIS JOHNSON**

Notice is given that Carl Johnson, whose address is 1302 Old Cannon Road, Fort Washington, MD 20744, was on March 31, 2023 appointed Personal Representative of the estate of Dolores Harris Johnson, who died on January 18, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2023.

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.

**CARL JOHNSON**  
Personal Representative

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

Estate No. 128248

144526 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NORA ANNIE LUNSFORD  
MCCAIN**

Notice is given that Karen Toney, whose address is 7701 Starshine Drive, District Heights, MD 20747, was on April 24, 2023 appointed Personal Representative of the estate of Nora Annie Lunsford McCain, who died on March 20, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of October, 2023.

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.

**KAREN TONEY**  
Personal Representative

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

Estate No. 128906

144528 (5-4,5-11,5-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANGELA FREEMAN**

Notice is given that Kathy L. Freeman, whose address is 2002 Napier Drive, Forestville, MD 20747, was on April 21, 2023 appointed Personal Representative of the estate of Angela Freeman, who died on March 19, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of October, 2023.

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.

**KATHY L. FREEMAN**  
Personal Representative

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

Estate No. 128881

144527 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LUELLEN WOODS**

Notice is given that Stephen Ridley, whose address is 11202 Brandywine Road, Clinton, MD 20735, was on April 2, 2023 appointed Personal Representative of the estate of Luellen Woods, who died on February 4, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of September, 2023.

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.

**STEPHEN RIDLEY**  
Personal Representative

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

Estate No. 128181

144529 (5-4,5-11,5-18)



**NOTICE OF PUBLIC HEARING  
ORDINANCE DH-23-02  
Proposed Budget Fiscal Year 2024**

An Ordinance of the Mayor and Commission of the City of District Heights to hold a public hearing on the proposed fiscal year 2024 budget is scheduled for Wednesday, May 16, 2023, at 5:00 pm. You may attend the meeting in person at the Municipal Building 2000 Marbury Drive, District Heights, MD 20747, Commission Chamber, or use the virtual Zoom platform. To obtain the meeting link or phone number to join the meeting, please visit the city website [www.districtheights.org](http://www.districtheights.org).

The proposed budget may be examined weekdays at the City Clerk's office between 9:30 am and 4:30 pm or on the City's website at any time. All interested citizens will have the opportunity to be heard at the public hearing or provide written comments in advance by sending an email to the City Clerk's office at [cityclerk@districtheights.org](mailto:cityclerk@districtheights.org) no later than 3:00 pm on the day of the hearing to be received by the Commission as part of the record. Written submission must include the specific topic to which it relates and the full name and address of the person submitting the comment.

144535 (5-4,5-11,5-18)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY**  
**917 LARCHMONT AVENUE**  
**CAPITOL HEIGHTS, MD 20743**

Under a power of sale contained in a certain Deed of Trust from Judy C. Wye, dated April 25, 2019 and recorded in Liber 42218, Folio 561 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$203,500.00, and an original interest rate of 4.125%, 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 **MAY 31, 2023 AT 11:01 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 \$19,000.00 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. (CGD File #: 459329)

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



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

144554 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PEGGY BUTTS**  
AKA: PEGGY J BUTTS

Notice is given that Stephanie Johnson-Dennis, whose address is 4701 Optimist Farm Rd, Holly Springs, NC 27540, was on March 24, 2023 appointed Personal Representative of the estate of Peggy Butts AKA: Peggy J. Butts who died on February 3, 2023 with a will.

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

All persons having any objection to the appointment (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, 2023.

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.

STEPHANIE JOHNSON-DENNIS  
Personal Representative

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

Estate No. 128289  
144520 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EVELYN SWANN MATTHEWS**

Notice is given that Charles W Matthews Jr, whose address is 11508 Sequoia Lane, Beltsville, MD 20705, and Joyce Matthews Pitts, whose address is 10112 Bignonia Drive, Laurel, MD 20708, were on March 24, 2023 appointed Co-Personal Representatives of the estate of Evelyn Swann Matthews who died on March 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 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 24th day of September, 2023.

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.

CHARLES W MATTHEWS JR  
JOYCE MATTHEWS PITTS  
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. 128266  
144521 (5-4,5-11,5-18)

**LEGALS**

**NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS**

May 11, 2023

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

On or after May 19, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Office of Public and Indian Housing (PIH). The request will be for the release of Rental Assistance Demonstration (RAD) Program, Project-Based Vouchers, and Section 18 assistance under the following statutes: the Consolidated and Further Continuing Appropriations Act, 20121, Approved November 18, 2011 (P.L. 112-552 as amended by P.L. 113-76, P.L. 113-235, P.L. 114-113, P.L. 115-31, and P.L. 115-141); Section 8(o)(13) of the U.S. Housing Act, 42 U.S.C. §1437f(o)(13); and Title 1 of the United States Housing Act of 1937 (USHA), each as amended, to undertake a project known as "Cottage City Towers Re-positioning." The project entails Cottage City Towers conversion to Section 8 Project-Based Vouchers through RAD and Section 18 Construction Blend with repairs utilizing Low-Income Housing Tax Credits (LIHTCs). In addition, the Housing Authority of Prince George's County could potentially utilize LIHTC funding; use a combination of local, state, and federal funds; and/or use debt financing to accomplish the modernization of the property. The anticipated scope of work includes residential units' renovation; window replacement; flooring, patio/terrace area improvements; mail delivery-tenant boxes improvements; laundry rooms expansion; ventilation stacks cleaning; sprinkler upgrades; security cameras installation; and electrical wiring, and other building systems/maintenance improvement projects within the property. The scope of repairs is not expected to exceed the substantial rehabilitation threshold. Estimated HUD funding is \$4,110,000. The estimated total project cost is \$31,581,644. The project location is 4142 Bunker Hill Road, Cottage City, MD 20722.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

**PUBLIC COMMENTS**

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development by sending an e-mail to Julius N. Mbotiji, Senior Environmental Review Officer, at [jmmbotiji@co.pg.md.us](mailto:jmmbotiji@co.pg.md.us). All comments received by May 18, 2023, will be considered by Prince George's County prior to submitting a request for release of funds.

**CERTIFICATION**

Prince George's County certifies to HUD that Tamika C. Gauvin in her capacity as Deputy Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

**OBJECTIONS TO RELEASE OF FUNDS**

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Office of Public and Indian Housing, HUD at [PIH\\_Covid19EnvironmentalObjectionsDCFO@HUD.gov](mailto:PIH_Covid19EnvironmentalObjectionsDCFO@HUD.gov). Potential objectors should contact HUD by email to Kara Williams-Kief, Supervisory Senior Advisor, Office of Recapitalization, HUD Washington, DC Field Office at [Kara.s.Williams-kief@hud.gov](mailto:Kara.s.Williams-kief@hud.gov) to verify the actual last day of the objection period.

Tamika C. Gauvin, Deputy Director  
Prince George's County  
Department of Housing and Community Development

144574 (5-11)

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALBERTA LUCILLE THORNE**

Notice is given that Cecelia Brady-Hudley, whose address is 1910 Fittleworth Terrace, Upper Marlboro, MD 20774, was on March 31, 2023 appointed Personal Representative of the estate of Alberta Lucille Thorne, who died on February 14, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of September, 2023.

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

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

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

CECELIA BRADY-HUDLEY  
Personal Representative

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

Estate No. 128703  
144524 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GARY A WHITT**

Notice is given that Lisa Garcia Whitt, whose address is 2208 Rosedell Place, Fort Washington, MD 20744, was on February 17, 2023 appointed Personal Representative of the estate of Gary A Whitt, who died on January 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of August, 2023.

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.

LISA GARCIA WHITT  
Personal Representative

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

Estate No. 128068  
144525 (5-4,5-11,5-18)

**LEGALS**

PRINCE GEORGE'S COUNTY  
GOVERNMENT

**Board of License  
Commissioners**

(Liquor Control Board)

REGULAR SESSION

MAY 23, 2023

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

**SUNDAY OFF SALES PERMIT**

1. t/a C.D. Liquors, Sandipkumar G. Modi, Member-Manager, Class A, Beer, Wine and Liquor for the use of A&K Modi, LLC, t/a C.D. Liquors, 4945 Marlboro Pike, Capitol Heights, Maryland 20743. – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.

**DELIVERY PERMIT**

1. t/a Chillum Wine and Spirits, Baljinder Singh, Managing Member, Class A, Beer, Wine and Liquor for the use of Burke Liquors Limited Liability Company, t/a Chillum Wine and Spirits, 5813 Eastern Avenue, Hyattsville 20782. – Request for a Delivery Permit.

**TRANSFER**

Niruben K. Patel, President/Secretary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Manokeek Wine and Spirits Corporation, t/a Manokeek Liquors, 7091 Berry Lane, Suite B, Accokeek, 20607 transfer from Manokeek Wine and Spirits Corporation, t/a Manokeek Liquors, 7091 Berry Lane, Suite B, Accokeek, 20607, Jalpan K. Patel, President/Secretary/Treasurer.

Jude Agendia, Member, for a Class D(R), Beer and Wine for the use of TS&A Group, LLC, t/a Peoples Convenience Store, 4025 Silver Hill Road, Silver Hill, 20746 transfer from EPT, LLC, t/a Peoples Convenience Store, 4025 Silver Hill Road, Silver Hill, 20746, Paulos Araya, Member-Manager.

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

Magdalena Gebrekristos, Managing Member, for a Class B, Beer and Wine for the use of Love Life Coffee, LLC, t/a Love Life Coffee, 929 Washington Blvd, Laurel, 20707

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, May 23, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

**BOARD OF LICENSE COMMISSIONERS**

Attest:  
Terence Sheppard  
Director  
May 1, 2023

144577 (5-11,5-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHELLE BERTHA TEREAS  
TOLBERT**

Notice is given that Brigitte A Tolbert, whose address is 13236 Whiteholm Drive, Upper Marlboro, MD 20774, was on April 28, 2023 appointed personal representative of the small estate of Michelle Bertha Tereas Tolbert, who died on March 17, 2023 without a will.

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

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

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

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

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

BRIGITTE A TOLBERT  
Personal Representative

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

Estate No. 128759  
144559 (5-11)

**ORDER OF PUBLICATION**

Jessica Maragh

vs.

D. Eric Seline, et al.

Plaintiff,

Defendants.

**In the Circuit Court for  
Prince George's County**

Case No.: C-16-CV-23-001922

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 4607 Howard Road, Beltsville, MD 20705-0000 ("Property"). Account Number 0024455, assessed to Defendant, D. Eric Seline and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

**Property Address:** 4607 Howard Road, Beltsville, MD 20705-0000

**Description on Certificate:** The property in Vansville, 1st Election District of said County, described as follows:

15,075.0000 Sq.Ft. Beltsville Lot 13 Blk 27  
Assmt \$17,867 Lib 07311 Fl 176 and Assessed to Terence D Eric.

Tax ID No. 01-0024455  
004607 Howard Road  
Beltsville, MD 20705

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a complaint has elapsed.

It is thereupon this 8th day of May, 2023, by the Circuit Court for Prince Georges 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, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 11th day of July, 2023, to redeem the property located at 4607 Howard Road, Beltsville, MD 20705-0000, Tax ID Number: 01-0024455, 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, Jessica Maragh, 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  
144589 (5-11,5-18,5-25)

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

**LEGALS**

**ORDER OF PUBLICATION**

Jessica Maragh

vs.

Park Construction Corporation, et al.

Plaintiff,

Defendants.

**In the Circuit Court for  
Prince George's County**

Case No.: C-16-CV-23-001999

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 000000 Sellman Road, Beltsville, MD 20705-0000 ("Property"), Account Number 0049775, assessed to Defendant, Park Construction Corporation and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

**Property Address:** 000000 Sellman Road, Beltsville, MD 20705-0000

**Description on Certificate:** The property in Vansville, 1st Election District of said County, described as follows:

Pt Par 122  
.3300 Acres  
Assmt \$1,400 Map 018 Grid C1 Par 122 Lib 02461 Fl 605 and assessed to Park Const Corp.

Tax ID No. 01-0049775  
000000 Sellman Road  
Beltsville, MD 20705

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

It is thereupon this 8th day of May, 2023, by the Circuit Court for Prince Georges 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, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 11th day of July, 2023, to redeem the property located at 000000 Sellman Road, Beltsville, MD 20705-0000, Tax ID Number: 01-0049775, 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, Jessica Maragh, 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  
144588 (5-11,5-18,5-25)

**LEGALS**

**ORDER OF PUBLICATION**

JAMES SCHNEIDER  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

THE ESTATE, PERSONAL REPRESENTATIVE, AND TESTATE AND INTESTATE SUCCESSORS OF ADA TOLSON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER ADA TOLSON

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 5508 Walker Mill Rd, Capitol Heights, MD 20743  
Account Number: 18 2039345  
Description: 15,168.0000 Sq.Ft. & Imps. Map 081 Grid A1 Par 001  
Assmt: \$150,200  
Liber/Folio: 16268/583  
Assessed To: Ada Tolson

**In the Circuit Court for Prince George's County, Maryland C-16-CV-23-001738**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, 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:

Property Address: 5508 Walker Mill Rd, Capitol Heights, MD 20743  
Account Number: 18 2039345  
Description: 15,168.0000 Sq.Ft. & Imps. Map 081 Grid A1 Par 001  
Assmt: \$150,200  
Liber/Folio: 16268/583  
Assessed To: Ada Tolson

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

It is thereupon this 17th day of April, 2023, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 12th day of May, 2023, warning all persons interested in the said properties to be and appear in this Court by the 20th day of June, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, Maryland  
True Copy—Test:  
Mahasin El Amin, Clerk  
144467 (4-27,5-4,5-11)

**LEGALS**

LM File No.: 1660-0004-Mcghie

LEWIS MCDANIELS, LLC  
50 Citizens Way  
Suite 305  
Frederick, MD 21701

**AMENDED ORDER OF PUBLICATION**

Clayton Mcghie, Plaintiff,  
vs.

The testate and intestate successors of Albert Wesley Courtney, deceased, and all persons claiming by, through or under the decedent: The testate and intestate successors of Fay Elaine Courtney, deceased, and all persons claiming by, through or under the decedent; Albert Courtney, Jr., Personal Representative of the Estate of Fay E. Courtney; Albert W. Courtney, Jr., Personal Representative of the Estate of Albert W. Courtney, Sr.; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 21,200.0000 Sq.Ft. Apple Grove Lot 19 Assmt \$15,400 Lib 07278 Fl 521 and being identified on the Tax Roll as Parcel ID: 12-1239540, and which may be known as 7600 Locust Ln., Fort Washington, MD 20744, and which may be known as 7600 Locust Ln., Fort Washington, MD 20744.

Defendants.

**In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000924 (TAX SALE)**

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

described as 21,200.0000 Sq.Ft. Apple Grove Lot 19 Assmt \$15,400 Lib 07278 Fl 521 and being identified on the Tax Roll as Parcel ID: 12-1239540, and which may be known as 7600 Locust Ln., Fort Washington, MD 20744.

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

It is thereupon this 17th day of April, 2023, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 12th day of May, 2023, warning all persons interested in the property to appear in this Court by the 20th day of June, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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  
144466 (4-27,5-4,5-11)

**LEGALS**

**ORDER OF PUBLICATION**

JAMES SCHNEIDER  
35 Fulford Avenue, Suite 203  
Bel Air, Maryland 21014

Plaintiff

v.

PETER ODAGBODO

Estate No. 128912

and

REGIONS BANK

and

MORTGAGE ELECTRONIC REGISTRATIONS SYSTEMS, INC.

and

TROESE TITLE SERVICES, INC., TRUSTEE (FORFEITED)

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 3419 Eastern Ave, Mount Rainier, MD 20712  
Account Number: 17 1878800  
Description: 6,452.0000 Sq.Ft. & Imps. Haridif Lot 13 Blk A  
Assmt: \$283,000  
Liber/Folio: 31852/523  
Assessed To: Peter Odagbodo

**In the Circuit Court for Prince George's County, Maryland C-16-CV-23-001740**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property in the State of Maryland, 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:

Property Address: 3419 Eastern Ave, Mount Rainier, MD 20712  
Account Number: 17 1878800  
Description: 6,452.0000 Sq.Ft. & Imps. Haridif Lot 13 Blk A  
Assmt: \$283,000  
Liber/Folio: 31852/523  
Assessed To: Peter Odagbodo

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

It is thereupon this 17th day of April, 2023, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 12th day of May, 2023, warning all persons interested in the said properties to be and appear in this Court by the 20th day of June, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144468 (4-27,5-4,5-11)

Giannina Lynn, Attorney-at-Law  
1008 Pennsylvania Avenue SE  
Washington, DC 20003  
202-544-2200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF TRACY YVETTE HECTOR

Notice is given that Mary Ann Smith, whose address is 3642 Highwood Drive SE, Washington, DC 20020, was on April 17, 2023 appointed Personal Representative of the estate of Tracy Yvette Hector, who died on November 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 17th day of October, 2023.

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.

MARY ANN 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. 128912

144475 (4-27,5-4,5-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE FAYE WILLIAMS

Notice is given that Patricia A Williams, whose address is 3521 55th Ave, Hyattsville, MD 20784, was on March 6, 2023 appointed Personal Representative of the estate of Alice Faye Williams, who died on February 6, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of September, 2023.

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 A 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. 128351

144503 (5-4,5-11,5-18)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
BEFORE THE REGISTER OF WILLS  
FOR THE ESTATE OF:  
CURTIS BENNETT SR  
ESTATE NO: 126581

**PUBLIC NOTICE TO CAVEAT**

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Christy A. Bennett, 4902 Avondale Rd, Hyattsville, Maryland 20782, daughter, challenging the will dated April 14, 2015. 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

144509 (5-4,5-11)

**LEGALS**

ETHEL MITCHELL  
8403 Colesville Road Suite 1100  
Silver Spring, MD 20910  
240-638-2828

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BOOKER EARL REESE

Notice is given that Melody L Reese-Diallo, whose address is 6405 District Heights Parkway, District Heights, MD 20747, was on March 3, 2023 appointed Personal Representative of the estate of Booker Earl Reese, who died on June 28, 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 3rd day of September, 2023.

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.

MELODY L REESE-DIALLO  
Personal Representative

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

Estate No. 128113

144476 (4-27,5-4,5-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY CHRISTINE SMITH

Notice is given that Josephine A Brake, whose address is 5203 Caroline Circle, Waldorf, MD 20601, was on March 21, 2023 appointed Personal Representative of the estate of Mary Christine Smith, who died on October 1, 2020 without a will.

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

All persons having 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 September, 2023.

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.

JOSEPHINE A. BRAKE  
Personal Representative

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

Estate No. 128500

144530 (5-4,5-11,5-18)

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

**In The Estate Of: RONNIE E. PRINGLE Estate No.: 127947**

**NOTICE OF JUDICIAL PROBATE**

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Tamey Peyton for judicial probate for the appointment of a personal representative. A video hearing will be held **June 5, 2023 at 10:30 AM.**

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

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

144508 (5-4,5-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL D. PROCTOR

Notice is given that Shannon L Ford, whose address is 10701 Sourwood Avenue, Waldorf, MD 20603, was on February 2, 2023 appointed Personal Representative of the estate of Paul D. Proctor who died on December 16, 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 2nd day of August, 2023.

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.

SHANNON L FORD  
Personal Representative

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

Estate No. 127984

144518 (5-4,5-11,5-18)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDMUND V GRAS

Notice is given that Vernon Walter Gras, whose address is 1339 Massachusetts Avenue SW #B, Washington, DC 20003, was on April 20, 2023 appointed Personal Representative of the estate of Edmund V Gras, who died on February 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of October, 2023.

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.

VERNON WALTER GRAS  
Personal Representative

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

Estate No. 128500

144531 (5-4,5-11,5-18)

**LEGALS**

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
BEFORE THE REGISTER OF WILLS  
FOR THE ESTATE OF:  
KENNETH BROWN  
AKA: KENNETH DONEL BROWN  
ESTATE NO: 127052

**PUBLIC NOTICE TO CAVEAT**

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Cynthia Marshall, 6700 Freetown Rd., Columbia, Maryland 21044, spouse, challenging the will dated September 26, 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

144510 (5-4,5-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETHELDA IRIS BURRUS

Notice is given that Derrick Harkins, whose address is 1 Morningstar Drive, #1915, New York, NY 10025, was on March 24, 2023 appointed Personal Representative of the estate of Ethelda Iris Burrus who died on November 4, 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 24th day of September, 2023.

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MORRIS EDGAR BROWN JR**

Notice is given that Gerda E Brown, whose address is 9815 Lam-O-Shanter Dr, Upper Marlboro, MD 20772, was on April 19, 2023 appointed Personal Representative of the estate of Morris Edgar Brown Jr who died on December 16, 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 October, 2023.

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.

**GERDA E 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. 128314  
144513 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEBORAH LOUISE DOWNING WALLACE**

Notice is given that Diane D. Glover, whose address is 7504 Foxcroft Place, Clinton, MD 20735, was on March 20, 2023 appointed Personal Representative of the estate of Deborah Louise Downing Wallace who died on January 11, 2023 with a will.

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

All persons having any objection to the appointment (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 September, 2023.

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.

**DIANE D. GLOVER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128117  
144564 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERTA F SMALLWOOD**

Notice is given that George A Smallwood, whose address is 129 16th Street NE, Washington, DC 20002, was on March 17, 2023 appointed Personal Representative of the estate of Roberta F Smallwood who died on July 1, 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 17th day of September, 2023.

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.

**GEORGE A SMALLWOOD**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 125900  
144565 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOUISE P JOHNSON**

Notice is given that Barry Randolph, whose address is 16344 Pewter Lane, Bowie, MD 20716, was on April 28, 2023 appointed Personal Representative of the estate of Louise P Johnson who died on March 21, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2023.

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.

**BARRY RANDOLPH**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 128995  
144567 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CAROLYN E WILLIAMS**

Notice is given that Anthony Williams, whose address is 14102 Kydan Court, Brandywine, MD 20613, was on April 21, 2023 appointed Personal Representative of the estate of Carolyn E Williams, who died on March 7, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of October, 2023.

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.

**ANTHONY 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. 128623  
144569 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PHILOMENA P BARUA  
AKA: PHILOMENA PETER  
BARUA**

Notice is given that Anthony Barua, whose address is 8013 Mandan Rd Apt 102, Greenbelt, MD 20770, was on March 10, 2023 appointed Personal Representative of the estate of Philomena P Barua AKA: Philomena Peter Barua, who died on January 17, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of September, 2023.

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.

**ANTHONY BARUA**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127990  
144568 (5-11,5-18,5-25)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, MAY 30, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 30, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

**COUNCIL BILLS**

**CB-050-2023 (DR-2) – AN ORDINANCE CONCERNING GENERAL PROVISIONS-DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-LIMITATION AND PROHIBITION ON CERTAIN USES IN THE FORMER RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL ZONES** for the purpose of limiting and prohibiting the authority in the Zoning Ordinance for certain uses, under certain circumstances, in the former R-E (Residential Estate) Zone, R-A (Residential Agricultural) Zone, C-O (Commercial Office) Zone and I-1 (Light-Industrial) Zone of Prince George's County, utilizing the prior Ordinance Table of Permitted Uses for such Zones as enacted under CB-08-2021, CB-50-2021, CB-54-2020, CB-88-2018, and CB-89-2018.

**CB-053-2023 (DR 2) – AN ORDINANCE CONCERNING GENERAL PROVISIONS-DEVELOPMENT AUTHORITY PURSUANT TO THE PRIOR ORDINANCE-LIMITATION AND PROHIBITION ON TOWNHOUSE AND ONE-FAMILY ATTACHED DWELLINGS IN THE FORMER R-A ZONE** for the purpose of limiting and prohibiting the authority in the Zoning Ordinance for development of Townhouse and One-family attached dwellings as a use, under certain circumstances, in the former R-A (Residential Agricultural) Zone of Prince George's County, utilizing the prior Ordinance Table of Permitted Uses in Section 27-441 as enacted under CB-17-2019.

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](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <https://pgccouncil.us/LIVE>.

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
**Thomas E. Dernoga, Chair**

ATTEST:  
Donna J. Brown  
Clerk of the Council

144579 (5-11,5-18)

**ALLEYCAT TOWING & RECOVERY**

5110 BUCHANAN ST  
EDMONSTON, MD 20781  
301-864-0323

2006 FORD EXPLORER MD 2DW8548 1FMEU74E46UB09423  
1999 CHEVROLET C SERIES 1GBM7H1C4XJ102298  
2013 CRYSLER 200 1C3CCBAB3DN705484

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

2019 BUICK ENCORE KL4CJASB8KB766784  
2016 FORD FOCUS MD 1DH8453 1FADP3F23GL277005  
2001 SATURN SL MD 5DK4102 1G8ZG52801Z271845  
2014 TOYOTA AVALON 4T1BK1EB5EU102540  
2009 CHEVROLET COBALT MD 6EJ8207 1G1AS58H097201173  
2007 NISSAN MURANO VA UTU8311 JN8AZ08W17W635291  
2006 FORD 5000 1FAHP23116G134097  
2003 FORD F-250 MD 8BV3961 1FTNX21L43ED75645  
2015 NISSAN SENTRA DC FZ5730 3N1AB7A7P8FL693126  
2007 DODGE CHARGER VA A82112 2B3KA43G67H865939

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

2006 CHRYSLER TOWN & COUNTRY MD 672M699 1A4GP45RX6B562939  
2004 BMW 6 SERIES DC EX3052 WBAEK73414B321933  
1993 CADILLAC DEVILLE DC CLERGY970 1G6CD13B9P4300887  
2001 ACURA TL 19UUA566X1A006215  
2007 PONTIAC G5 1G2AL15F77232836  
2006 HONDA CIVIC 2HGFG128X6H519335  
2011 NISSAN ROUNTAN MD 2DX7801 2V4RW3DG1BR622071  
2004 CHEVROLET EXPRESS 1CGCG29V541241251  
2006 ACURA TL 19UUA66266A073520  
2004 MERCEDES-BENZ ML350 VA AK6756 4JGAB57E24A482771  
2001 ACURA TL 19UUA56651A004579  
2007 HONDA ACCORD 1HGCM66497A011762  
2003 NISSAN ALTIMA FL REC6590 1N4AL11D43C317257  
1999 CHEVROLET TAHOE MD 2FC1282 3GNEK18R2XG122753  
2005 FORD FREESTYLE 1FMDK01155GA78187  
2010 BMW 750LI WBAKB8C55ACV63592  
2009 AUDI A5 WAUDK78T29A025750  
2007 BMW 530I WBANE73517CM50723  
2012 FORD FOCUS 1FAHP3K21CL253853  
2002 ACURA MDX MD 341518X 2HNYD18852H515155

144592 (5-11) 144593 (5-11)

**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: 5/23/2023.

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

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

2007 CADILLAC ESCALADE MD 2CT6399 1GYFK63817R212592

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

2003 GMC ENVOY MD ICK9441 1GKET1P636213595  
2011 FORD EDGE MD 9EH5759 2FMDK3GC4BBA82020  
2001 FORD F350 VA UHT9781 1FTSX31L1ED53816

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

2012 NISSAN VERSA MD 4DB0843 3N1CN7AP7CL803529  
2012 HONDA ACCORD MD 9EY0190 1HGCS1B83CA014166  
2017 AUDI Q5 VA UJM3035 WAIL2AFP6HA008735  
2012 CHEVROLET SONIC DC JB6695 1G1F5SB5L4113642  
2002 MERCEDES-BENZ CLK MD 8ET2525 WDBLJ65G72T094039  
1990 FORD F-150 VA TZG2038 1FTEF14Y5LNB12486

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

2013 NISSAN NV200 MD 1AF1984 3N6CM0KN8DK692563  
2015 FORD TRANSIT MD 9BR1556 NMOGE9F751197434

**LEGALS**

**Notice of Self Storage Sale**

Please take notice SecureSpace Self-Storage Lanham located at 10108 Greenbelt Road Lanham MD 20706 intends to hold an Auction of storage units in default of payment. The sale will occur as an online auction via [www.storage-treasures.com](http://www.storage-treasures.com) on 5/18/2023 at 12:00PM. Unit #0110; Unit #2524; Unit #2545; Unit #3393; Unit #3623; Unit #B125; Unit #B258; Unit #B331; Unit #B365; Unit #B407; Unit #B488; Unit #B523; Unit #B541. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

144545 (5-11)

*The Prince George's Post*  
Call: 301-627-0900 | Fax: 301-627-6260

**EARLY DEADLINES**  
*Due to the Memorial Day Holiday*  
**The Prince George's Post will have early deadlines for the June 1, 2023 edition. Deadline for all legal advertising will be Friday, May 26th, 2023 at noon. No exceptions.**

**LEGALS**

**NOTICE OF INITIATION AND JOINT PUBLIC HEARING**

THE PRINCE GEORGE’S COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
AND  
THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF  
THE MARYLAND-NATIONAL CAPITAL PARK AND  
PLANNING COMMISSION

Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George’s County Code, being also the Zoning Ordinance of Prince George’s County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

**A Minor Amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment (CR-026-2023)**

**PUBLIC HEARING DATE/TIME:** Tuesday, June 6, 2023, at 6:00 p.m.

**PUBLIC HEARING LOCATION:** Wayne K. Curry Administrative Building  
1st Floor Council Hearing Room  
1301 McCormick Drive, Largo, Maryland 20774

View using the link provided at:  
<https://pgccouncil.us/LIVE>

**PURPOSE OF PUBLIC HEARING:** To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the proposed minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment.

**HOW TO PARTICIPATE:** In-Person Public Hearing— The Prince George’s County Council will meet in-person. 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](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing.** On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, June 21, 2023**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George’s, and will be shared with the press via a press release.

On April 25, 2023, the Prince George’s County Council, sitting as the District Council, approved Council Resolution **CR-026-2023**, directing The Maryland-National Capital Park and Planning Commission to prepare a minor master plan amendment for the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment. To view the Council Resolution (CR-026-2023) initiating the master plan amendment and sectional map amendment, please visit the Legislative Branch website, <https://princegeorgescountymd.legistar.com/Legislation.aspx>

The proposed minor amendment to the 2014 Southern Green Line Station Area Sector Plan and Sectional Map Amendment can be viewed online at <https://www.mncppc.org/661/Southern-Green-Line-Station-Area-Sector->, or a physical copy is available for review on site at no cost at the following locations:

1. Marlow Heights Community Center, 2800 Saint Clair Drive, Marlow Heights, MD 20748
2. Hillcrest Heights Branch Library, 2398 Iverson St, Temple Hills, MD 20748
3. **BY APPOINTMENT ONLY** (please call 240-545-8976 in advance): M-NCPPC Planning Information Services, County Administration Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper Marlboro, MD 20772

The general boundaries of the Southern Green Line Station Area Planning Area are Suitland Road to the north and east; Southern Avenue to the west; and Wheeler Road, Oxon Hill Road, Curtis Drive, Branch Avenue (MD 5), and I-95/I-495 (Capital Beltway) to the south. The minor plan amendment focuses on the areas on and around Suitland Road, between Suitland Parkway to the north and I-95/I-495 (Capital Beltway) to the south, identified in the 2013 Central Branch Avenue Corridor Revitalization Sector Plan as part of the “Allentown Road-Suitland Road Focus Area.”

**THIS MINOR AMENDMENT DOES NOT INCLUDE A SECTIONAL MAP AMENDMENT OR PROPOSE ZONING CHANGES**

For information on State Public Ethics Law requirements concerning affidavits and ex parte disclosure form filings, please see the Special Ethics Law Memo here: <https://ethics.maryland.gov/wp-content/uploads/file-base/local-gov/local-gov-forms/PG-County-Zoning.pdf>

For additional information, contact the Southern Green Line Station Area Planning Team  
M-NCPPC, Prince George’s County Planning Department, Community Planning Division  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772  
[michael.calomese@ppd.mncppc.org](mailto:michael.calomese@ppd.mncppc.org)  
301-952-3972

**BY ORDER OF THE COUNTY COUNCIL,  
SITTING AS THE DISTRICT COUNCIL,  
PRINCE GEORGE’S COUNTY, MARYLAND**  
Thomas E. Dernoga, Esq., Chair

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

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

**ATTEST:**  
Gavin Cohen  
Secretary-Treasurer

144537 (5-4,5-11)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, MAY 16, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 16, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

**COUNCIL BILLS**

**CB-035-2023 (DR-1) – AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE’S COUNTY** for the purpose of adding certain existing classes of work to the bargaining unit represented by Prince George’s Correctional Officers’ Association, Inc. (PGCOA) (Civilian Unit), Salary Schedule “Q”. This is being done in accordance with the Collective Bargaining Agreement made by and between Prince George’s County, Maryland, and the PGCOA for Fiscal Years 2023 and 2024.

**COUNCIL RESOLUTION**

**CR-023-2023 (DR-1) – AN RESOLUTION CONCERNING CONTRACT APPROVALS** for the purpose of approving certain multiyear contracts in accordance with the Prince George’s County Charter and Subtitle 10 of the Prince George’s County Code.

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE’S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

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

144541 (5-4,5-11)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, MAY 30, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 30, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

**COUNCIL BILLS**

**CB-031-2023 (DR-2) – AN ORDINANCE CONCERNING CONVENIENCE STORES – GAS STATIONS – TOBACCO SHOPS – TOBACCO PRODUCT DISPLAY AND SALES AREA** for the purpose of modifying the definitions of Convenience Store, Gas Station, and Tobacco Shop uses in the Zoning Ordinance to clarify the percentage of certain uses that may be dedicated to the display and sales of tobacco and cannabis-related products; and providing for a transition period to ensure compliance.

**CB-039-2023 (DR 2) – AN ORDINANCE CONCERNING DEVELOPMENT REGULATIONS – NEIGHBORHOOD COMPATIBILITY STANDARDS – CENTRAL AVENUE CORRIDOR REDEVELOPMENT** for the purpose of providing building height standards for development of property within the Central Avenue Corridor in proximity to single-family zones.

**CB-040-2023 (DR 2) – AN ORDINANCE CONCERNING NONRESIDENTIAL BASE ZONES – INDUSTRIAL, EMPLOYMENT (IE) ZONE – INTENSITY AND DIMENSIONAL STANDARDS** for the purpose of amending the lot coverage and green space requirements for development of property in the Industrial Employment (IE) Zone of Prince George’s County.

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](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE’S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

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

144542 (5-4,5-11)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

TUESDAY, MAY 16, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 16, 2023, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

**Appointment of the following individuals to the Cable Television Commission of Prince George’s County:**

- |                           |   |
|---------------------------|---|
| Ms. Kathleen E. Driver    | Reappointment<br>Cable TV Member<br>Term Expiration: 12/5/2026  |
| Ms. Cherie Gibson         | Reappointment<br>Public Member<br>Term Expiration: 12/4/2026    |
| Ms. Cynthia L. Miller     | Reappointment<br>Municipal Member<br>Term Expiration: 12/5/2026 |
| Ms. Thelma Newsome Somers | Reappointment<br>CPA Member<br>Term Expiration: 12/5/2026       |
| Mr. Festus N. Udejiofor   | Reappointment<br>Public Member<br>Term Expiration: 12/5/2026    |

To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: [clerkofthecouncil@co.pg.md.us](mailto:clerkofthecouncil@co.pg.md.us) or faxed to (301) 952-5178.

**Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting.** Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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View meetings by selecting the "In Progress" link next to the meeting on the Council’s live streaming page: <https://pgccouncil.us/LIVE>.

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE’S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

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

144538 (5-4,5-11)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WALTER FARR**  
AKA: WALTER EUGENE FARR

Notice is given that William G Farr, whose address is 12617 Brandywine Road, Brandywine, MD 20613, was on May 1, 2023 appointed personal representative of the small estate of Walter Farr AKA: Walter Eugene Farr, who died on November 8, 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.

WILLIAM G FARR  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 129138

144561 (5-11)

Matthew J. Dyer, Esquire  
The Law Office of Richard M. McGill  
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  
**CLARRISA JOHANN ECKERT**

Notice is given that Leonard E. German, whose address is 3504 Mavis Ct, Fairfax, VA 22030, was on March 22, 2023 appointed Personal Representative of the estate of Clarissa Johann Eckert who died on February 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 22nd day of September, 2023.

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.

LEONARD E. GERMAN  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 119790

144562 (5-11,5-18,5-25)

**ADVERTISE! in The Prince George’s Post Call Today 301-627-0900**

**LEGALS**

**AMENDED**

**ORDER OF PUBLICATION**

KAREN A. SPARKS  
PLAINTIFF  
V.

FRANK BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF FRANK BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELIZABETH S. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF ELIZABETH S. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JOSEPH BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JOSEPH BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES EDWARD BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CORA C. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF CORA C. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

EMMA MARIE GROSS AND THE TESTATE AND INTESTATE SUCCESSORS OF EMMA MARIE GROSS, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

MARY MAGOLINE REID AND THE TESTATE AND INTESTATE SUCCESSORS OF MARY MAGOLINE REID, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CLARA L. CARTER AND THE TESTATE AND INTESTATE SUCCESSORS OF CLARA L. CARTER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELLEN B. CARRINGTON AND THE TESTATE AND INTESTATE SUCCESSORS OF ELLEN B. CARRINGTON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

RICHARD B. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF RICHARD B. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES FREDERICK BROWN

AND

MAMIE E. VENABLE

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

7618 DEVILLE COURT  
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND  
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

7618 DEVILLE COURT  
UPPER MARLBORO, MD 20772

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

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CASE NO.:  
**CAE 20-12099**

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: Parcels 14 & 1 10, 1.0000 Acres. Assmt \$75,000 Map 111 Grid A2 Par

014 Lib 00000 Fl 251 and assessed to Brown Frank.

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 8th day of May, 2023, 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 2nd day of June, 2023, warning all persons interested in the property to appear in this Court by the 11th day of July, 2023, 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  
144590 (5-11,5-18,5-25)

**LEGALS**

**AMENDED**

**ORDER OF PUBLICATION**

KAREN A. SPARKS  
PLAINTIFF  
V.

ELIZABETH S. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF ELIZABETH S. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES EDWARD BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF JAMES EDWARD BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

EMMA MARIE GROSS AND THE TESTATE AND INTESTATE SUCCESSORS OF EMMA MARIE GROSS, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

MARY MAGOLINE REID AND THE TESTATE AND INTESTATE SUCCESSORS OF MARY MAGOLINE REID, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

CLARA L. CARTER AND THE TESTATE AND INTESTATE SUCCESSORS OF CLARA L. CARTER, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

ELLEN B. CARRINGTON AND THE TESTATE AND INTESTATE SUCCESSORS OF ELLEN B. CARRINGTON, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

RICHARD B. BROWN AND THE TESTATE AND INTESTATE SUCCESSORS OF RICHARD B. BROWN, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

JAMES FREDERICK BROWN

AND

MAMIE E. VENABLE

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

7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

AND

PRINCE GEORGE'S COUNTY MARYLAND  
SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

7305 CHEW ROAD  
UPPER MARLBORO, MD 20772

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

Defendants

**In the Circuit Court for Prince George's County, Maryland**  
CASE NO.:  
**CAE 20-12100**

**LEGALS**

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: 1.000 Acres. Assmt \$75,000 Map 110 Grid F2 Par 014 Lib 00116 Fl 329 and assessed to Brown Elizabeth S.

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 8th day of May, 2023, 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 2nd day of June, 2023, warning all persons interested in the property to appear in this Court by the 11th day of July, 2023, 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  
144591 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**SANTOS ISABEL CARRILLO BELLOSO**

Estate No. 129028

144573 (5-11,5-18,5-25)

Notice is given that Maria Sanchez, whose address is 4403 23rd Parkway Apt#01, Temple Hills, MD 20748, was on April 26, 2023 appointed personal representative of the small estate of Santos Isabel Carrillo Belloso, who died on March 6, 2023 without a will.

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

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

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

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

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

MARIA 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. 128935  
144560 (5-11)

**LEGALS**

**NOTICE**

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

Substitute Trustees/  
Plaintiffs,

vs.

JOHN U. EWENIKE  
AGATHA C. EWENIKE  
5203 Cornelias Prospect Drive  
Bowie, MD 20720

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland**  
Case No. CAEF 18-44562

Notice is hereby given this 27th day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 5203 Cornelias Prospect Drive, Bowie, MD 20720, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 29th day of May, 2023, 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 29th day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$580,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144582 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**JEAN DELORES BENNETT**

Notice is given that Damon D Bailey, whose address is 4721 4th Street NW, Washington, DC 20011, was on April 26, 2023 appointed Personal Representative of the estate of Jean Delores Bennett, who died on April 4, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of October, 2023.

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.

DAMON D BAILEY  
Personal Representative

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

Estate No. 129028  
144573 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**GWENDOLYN BERGMAN JACOBSEN**

Notice is given that Jane McGee, whose address is 35690 Aviation Yacht Club Rd, Mechanicsville, MD 20659, was on May 4, 2023 appointed Personal Representative of the estate of Gwendolyn Bergman Jacobsen, who died on April 9, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of November, 2023.

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.

JANE MCGEE  
Personal Representative

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

Estate No. 129102  
144571 (5-11,5-18,5-25)

**LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**ROBERT I BICKFORD**

Notice is given that Robin Brooks, whose address is 5209 Ilchester Oak Way, Ellicott City, MD 21043, was on March 21, 2023 appointed Personal Representative of the estate of Robert I Bickford who died on August 3, 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 21st day of September, 2023.

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.

ROBIN BROOKS  
Personal Representative

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

Estate No. 128245  
144516 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**JACKIE COLEMAN**

Notice is given that Harry Coleman, whose address is 18112 Northern Dancer Lane, Boyds, MD 20841, was on March 23, 2023 appointed Personal Representative of the estate of Jackie Coleman, who died on March 3, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of September, 2023.

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.

HARRY COLEMAN  
Personal Representative

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

Estate No. 128530  
144572 (5-11,5-18,5-25)

**NOTICE**

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

Plaintiffs

vs.

Joann Anderson

Defendant

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

**CIVIL NO. C-16-CV-22-001010**

ORDERED, this 5th day of May, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7617 Fontainebleau Drive #2145, Hyattsville, Maryland 20784 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 5th day of June, 2023 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 5th day of June, 2023, next.

The report states the amount of sale to be \$54,000.00.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
144580 (5-11,5-18,5-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**MARGARET SMART**

Notice is given that Carlton Joseph, whose address is 16213 Carefree Lane, Silver Spring, MD 20905, was on April 21, 2023 appointed Personal Representative of the estate of Margaret Smart who died on August 31, 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 21st day of October, 2023.

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.

CARLTON JOSEPH  
Personal Representative

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

Estate No. 128456  
144517 (5-4,5-11,5-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
**REGINA G SMIGIELSKI**

Notice is

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
8902 MARQUIS LANE  
CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Mark A Leroux and Thelma M Leroux, dated September 28, 2006, and recorded in Liber 26151 at folio 076 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

**MAY 23, 2023  
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 8.125% 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 # 22-601537)

**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

144492 (5-4,5-11,5-18)

**LEGALS**

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

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

13001 FOREST DRIVE  
BOWIE, MD 20715

Under a power of sale contained in a certain Deed of Trust from Larry Goodwyn, dated May 23, 2019 and recorded in Liber 42163, Folio 382 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$720,000.00, and an original interest rate of 4.625%, 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 **MAY 16, 2023 AT 10:55 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 \$71,000.00 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. (CGD File #: 456115)

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

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144485 (4-27,5-4,5-11)

**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE**  
6016 PURDUN DRIVE  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Maricruz White and Jamel White, dated August 22, 2006, and recorded in Liber 26216 at folio 449 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, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**MAY 23, 2023  
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 \$34,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 15-614626)

**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

144534 (5-4,5-11,5-18)

**LEGALS**

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

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

9605 TELLICO PLACE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Antwan D. Jordan, dated April 18, 2017 and recorded in Liber 40377, Folio 132 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,475.00, and an original interest rate of 6.500%, 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 **MAY 23, 2023 AT 10:59 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 \$37,000.00 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. (CGD File #: 452350)

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

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144497 (5-4,5-11,5-18)

**LEGALS**

**TOWN OF COLMAR MANOR  
FISCAL YEAR 2024 BUDGET HEARING**

The Town of Colmar Manor will hold its Fiscal Year2024 Budget Hearing on June 6, 2023 at 7:00 p.m. at the Colmar Manor Town Hall located at 3701 Lawrence Street, Colmar Manor, MD 20722. A copy of the Budget can be obtained by contacting the town offices. You can reach the town offices at 301-277-4920.

144555 (5-11)

**LEGALS**

**LEGAL NOTICE  
CITY OF BOWIE, MD  
PUBLIC HEARING**

A Public Hearing for Ordinance O-6-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023, as Embodied in Ordinance O-1-22, and Amended by O-5-22 to Appropriate Funds to Update Audio/Visual Technology at the Bowie Senior Center; to Replace Sixteen (16) Roof Top HVAC Units at Kenhill Center; and to Install Additional Fire Suppression Materials to the IT Server Room is scheduled to be held at 8:00 p.m., Monday, May 15, 2023. Those wishing to provide testimony/ comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/ comments to [cityclerk@cityof-bowie.org](mailto:cityclerk@cityof-bowie.org). Deadline for submittal of written testimony/ comments is 7:00 p.m., Monday, May 15, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at [www.cityofbowie.org/viewmeetings](http://www.cityofbowie.org/viewmeetings) or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or [ahernandez@cityofbowie.org](mailto:ahernandez@cityofbowie.org).

Alfred D. Lott  
City Manager

144575 (5-11)

**LEGALS**

**LEGAL NOTICE  
CITY OF BOWIE, MD**

Ordinance O-4-23 Amending the Code of the City of Bowie, Chapter 21A to Amend the Title of the Chapter and the Name of Article I Thereof, to Amend §21A-9 "Permits - Requirements, Expiration" to Provide that Erosion and Sediment Control Permits Shall be Valid for Three Years, and to Amend §21A-28 "Municipal Grading Permits - Term" to Provide that Grading Permits Shall be Valid for Two Years.

**PASSED** by the Council of the City of Bowie, Maryland at a Regular Meeting on May 1, 2023.

Alfred D. Lott  
City Manager

144576 (5-11)

**LEGALS**

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

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

5943 SURRATTS VILLAGE DRIVE  
CLINTON, MD 20735

Under a power of sale contained in a certain Deed of Trust from Tashida Lewis, and Martin Myles, dated October 10, 2017 and recorded in Liber 40107, Folio 402 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,924.00, and an original interest rate of 4.125%, 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 **MAY 23, 2023 AT 11:01 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 \$21,000.00 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. (CGD File #: 455970)

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

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144498 (5-4,5-11,5-18)

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