

LEGALS

IRS PUBLIC AUCTION
 11:00 am 08/09/2023
 10:30 am registration
The Hyattsville District Court Building County Courthouse (veranda)
 4900 Rhode island Ave, Hyattsville, MD 20781
 Property known as

Commercial real property located at 11040 Livingston Rd, Fort Washington, MD 20774

Parcel #219

Containing 5.25 acres zoned I-3 for industrial/employment park - located near a main thoroughfare.

Minimum Bid \$236,976.00

Department of the Treasury / Internal Revenue Service, Notice of Public Auction Sale, under the authority of Internal Revenue Code Section 6331, the property described above has been seized for non-payment of Internal revenue taxes due from Delancey Printing & Publishing, Inc. The property will be sold at public auction as provided by Internal Revenue Code Section 6335 and related regulations. Title offered: Only the right, title and interest of Delancey Printing & Publishing, Inc., in and to the property will be offered for sale. If requested, the Internal Revenue Service will furnish information about possible encumbrances which may be useful in determining the interest of the property being sold. Property may be inspected at the property locations- no internal entry is available. Payment Terms: Deferred payment – 20% of minimum bid (\$47,396) required upon acceptance of the highest bid. The remaining balance due not later than 09/11/2023. Form of Payment: All payments must be by cash, a certified, cashier's check drawn on any bank or trust company incorporated under the laws of the United States or under the laws of any State, territory, or Possession of the United States, or by a United States Postal, bank or express money order. Make check of Money Order payable to the United States Treasury. For further information, call Sloane Wilkinson, Property Appraisal & Liquidation Specialist, at (910) 508-2754 or access the internet at www.irsauctions.gov.

144989 (7-27,8-3)

LEGALS

PUBLIC NOTICE

WSSC Water Amends Payment and Bill Arrangements Regulation

On July 19, 2023, the Washington Suburban Sanitary Commission (WSSC Water) approved Resolution 2023-2344, amending Chapter 3.25.140 of the WSSC Code of Regulations 2023. The regulation is authorized by Md. Code Ann., Public Utilities Article §17-403. This amendment hereby deletes § 3.25.140(a)(4) of Chapter 3.25 of the Code which requires that a property owner provide written authorization for a tenant to enter payment arrangements.

THE EFFECTIVE DATE OF THE AMENDED REGULATION IS SEPTEMBER 1, 2023.

The revised regulation can be viewed at www.wsscwater.com/payplanreg.

For additional information, contact John Curry, Acting Director of Customer Service, at John.Curry@wsscwater.com.

144995 (7-27)

LEGALS

PUBLIC NOTICE

WSSC Water Extends Temporary Water Bill Amnesty Program

On April 19, 2023, the Washington Suburban Sanitary Commission (WSSC Water) adopted a Temporary Water Bill Amnesty Program regulation. After an extension of the original 30 days allotted for the program, it sunsets on July 31, 2023. On July 29, 2023, WSSC Water amended the regulation to extend the Temporary Water Bill Amnesty Program.

Under the Temporary Amnesty Water Bill Program, which will continue to run from August 1 through August 31, 2023, WSSC Water will waive fees and grant certain bill credits for eligible customers who either pay their delinquent bill in full or pay 50 percent of the bill and pay the balance within six months, and create other incentives for eligible customers.

THE EFFECTIVE DATE OF AMENDMENT TO THE TEMPORARY AMNESTY PROGRAM IS AUGUST 1, 2023. Learn more about the program at www.wsscwater.com/getcurrent.

For additional information, contact John Curry, Acting Director of Customer Service, at John.Curry@wsscwater.com.

145006 (7-27)

LEGALS

NOTICE

Diane Rosenberg, et al.

4340 East West Highway, Suite 600
 Bethesda, MD 20814
 Substitute Trustees
 Plaintiff(s)

v.
 Estate of David D Martin
 4910 Cranford Terrace
 Upper Marlboro, MD 20772
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000838

Notice is hereby given this 18th day of July, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 4910 Cranford Terrace, Upper Marlboro, MD 20772, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$559,951.32.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 144993 (7-27,8-3,8-10)

NOTICE

Diane Rosenberg, et al.

4340 East West Highway, Suite 600
 Bethesda, MD 20814
 Substitute Trustees
 Plaintiff(s)

v.
 Benjamin Byrd
 2398 Anvil Lane
 Temple Hills, MD 20748
 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001142

Notice is hereby given this 18th day of July, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 2398 Anvil Lane, Temple Hills, MD 20748, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00.

MAHASIN EL AMIN
 Clerk of the Circuit Court
 Prince George's County, MD
 True Copy—Test:
 Mahasin El Amin, Clerk
 144994 (7-27,8-3,8-10)

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, JULY 28, 2023
 AT 3:25 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 # A000116**

144938 (7-13,7-20,7-27)

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LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VAUGHNDALE L PATTERSON

Notice is given that Tammy R Patterson, whose address is 6604 Huntshire Drive, Elkridge, MD 21075, was on July 12, 2023 appointed personal representative of the small estate of Vaughndale L Patterson who died on July 7, 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 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.

TAMMY R PATTERSON
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 129923
 144997 (7-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MORRIS E TYLER

Notice is given that Sheila L Davis, whose address is 3607 Violetwood Place, Bowie, MD 20715, was on February 15, 2023 appointed personal representative of the small estate of Morris E Tyler, who died on January 2, 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.

SHEILA L DAVIS
 Personal Representative
 CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 127852
 144998 (7-27)

LEGALS

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

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

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

You must reclaim these vehicles by: **8/8/2023.**

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

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

2008 FORD	E-350	FL	222475	1FD3E35P08DA74590
2001 ISUZU	NPR			4KLB4B1RX1J801858
2012 FORD	EXPEDITION			1FMJK1H58CEF49081
2002 TOYOTA	SEQUOIA			5TDBT48A32S117835
2013 DODGE	GRAND CARAVAN			2C4RDCBG6DR643818
2015 KIA	SORENTO			5XYKT3A60FG589901
2014 HYUNDAI	ELANTRA			KMHLD35LH1EU157958
1997 HONDA	CIVIC	TX	6903C74	2HGEJ6675VH536599
2014 MERCEDES-BENZ	SPRINTER	CO	CG85898	WD3PE8DE2E5826258
2002 TOYOTA	CAMRY	NJ	X38NVW	4T1BE32K52U086911
1995 CHEVROLET	3500			1GBKC34N6S107921

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

2015 FORD	EXPEDITION	VA	TZD8791	1FM5K8B83FGB68504
2012 CHRYSLER	TOWN AND COUNTRY	MD	7EM8243	2C4RC1BG0CR306883
2000 FORD	E350	WV	100803	1FTWW33F2YED02446
2015 NISSAN	ALTIMA	DC	FE6886	1N4AL3AP0FN300485
2008 CHEVROLET	IMPALA	VA	TWX8995	2G1WB58N581321512
2008 FORD	EXPEDITION	VA	TYU2480	1FMFK19568LA44020
2006 FORD	E250	VA	UPG4737	1FTNE24W96HB09469
2002 FORD	EXPLORER	VA	SUTHNQ	1FMZU75E02ZB70393
2014 SUBARU	CROSSTREK	MD	57002HT	JF2GPACCI8E288868
2016 NISSAN	ROGUE	MD	5CJ3386	5N1AT2MI2GC800959
2001 HONDA	ACCORD	MD	3EM6824	1HGCG32721A010269
1999 GMC	SAVANA	MD	5548Z2	1GJHG39R0X1016956

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

2001 TOYOTA	HIGHLANDER			JTEHF21A010020296
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145013 (7-27)

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 any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

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

You must reclaim these vehicles by: **8/8/2023.**

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

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

1993 LINCOLN	MARK8	DC	JB0286	1LNLM91V4PY720683
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**JD TOWING
 2817 RITCHIE RD
 FORESTVILLE, MD 20747
 301-967-0739**

2007 HONDA	PILOT	DC	GJ5627	5FN9Y2F81X7B030497
2016 VOLKSWAGEN	JETTA	MD	T1166071	3VWVD17AJ6GM386894
2020 NISSAN	ALTIMA	DC	GK6698	1N4BL4E0V0L1C160951
2019 KIA	OPTIMA	MD	3DY3659	5XXGT4L32KG356079
2014 INFINITI	Q50	MD	7CT5234	JN1BV7AR5EM682182
2003 FORD	EXPLORER	MD	6ET1669	1FMZU70E33UB73066
2007 CHEVROLET	TAHOE	MD	7EE0168	1GNFK13087R319603
2007 JEEP	PATRIOT			1J8FT28W27D419394

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

2009 TOYOTA	CAMRY	VA	ULJ4501	4T1BE46K39U325253
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145014 (7-27)

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LEGALS

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1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4639 PENZANCE PLACE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated May 31, 2007 and recorded in Liber 28031, Folio 498 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$194,500.00, and an interest rate of 6.750%, default having occurred thereunder, 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 **AUGUST 1, 2023 AT 11:18 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 \$17,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 459890)

Richard E. Solomon, et al.,
Substitute Trustees



ALEX COOPER
auctioneers

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www.alexcooper.com

144957

(7-13,7-20,7-27)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2200 PENFIELD LANE
BOWIE, MD 20716

By authority contained in a Deed of Trust dated April 27, 2007 and recorded in Liber 27830, Folio 008 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,000.00, and an interest rate of 3.875%, default having occurred thereunder, 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 **AUGUST 1, 2023 AT 11:22 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 \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 458952)

Richard E. Solomon, et al.,
Substitute Trustees



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auctioneers

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www.alexcooper.com

144958

(7-13,7-20,7-27)

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
16310 Accolawn Road, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from HELEN B. STONE and THOMAS L. STONE, dated November 17, 1999 and recorded in Liber 13488 at Folio 344 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 Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on **FRIDAY, JULY 28, 2023**

AT 3:05 P.M.

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

PART OF LOT FIFTEEN (15) IN THE SUBDIVISION OF "ACCOKEEK LAWN" AS PER PLAT THEREOF IN PLAT BOOK BB 7 FOLIO 80 CONTAINING 0.57 ACRES AS DESCRIBED IN A DEED DATED JANUARY 7, 1976 AS RECORDED AT LIBER 4573 FOLIO 647.05-61030-00.

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

TERMS OF SALE: A deposit of \$11,000.00 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 8.00% 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 # A000116

144936

(7-13,7-20,7-27)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS ANN ROBERTS

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on July 5, 2023 appointed Personal Representative of the estate of Doris Ann Roberts who died on November 30, 2022 with a will.

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

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.

PERRY J BECKER
Personal Representative

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

Estate No. 127634
144985 (7-20,7-27,8-3)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ETHEL M WARR

Notice is given that Vicki L. Warr, whose address is 4021 34th Street, Mount Rainier, MD 20712, was on July 11, 2023 appointed Personal Representative of the estate of Ethel M Warr who died on June 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.

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.

VICKI L WARR
Personal Representative

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

Estate No. 126141
144986 (7-20,7-27,8-3)

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, JULY 10, 2023

ORDINANCE O-24-01

AN ORDINANCE CONCERNING AMENDMENT OF FISCAL YEAR 2023-2024 BUDGET FUND TWO SENIOR ACCOUNTANT POSITION FOR THE FINANCE DEPARTMENT.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

144972

(7-20,7-27)

LEGALS

Lorenzo Randle, Esquire
6411 Ivy Lane, Suite 202
Greenbelt, Maryland 20770
301-446-2170

FRANCES M. HOM ESQ
419 7TH ST. NW STE 405
WASHINGTON, DC 20004
202 783 0380

PAUL D. MURPHY JR., ESQ
4074 Dorsey Hall Dr., #204
Ellicott City, MD 21042
301-596-4440

Ronald H Cooper
14513 Main Street
Upper Marlboro, MD 20772
301-627-3600

Bobby G. Henry, Jr, Esq.
9701 Apollo Drive, Suite 100
Largo, Maryland 20774
301-925-7900

Jeffrey A Kolender Esq
1101 Wootton Pkwy Suite 700
Rockville, MD 20852
301-838-3206

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY GRAHAM GREEN

Notice is given that Paulette Clifford, whose address is 4140 Southern Avenue, S.E., Washington, DC 20020, was on May 9, 2023 appointed Personal Representative of the estate of Shirley Graham Green, who died on May 25, 2022 without a will.

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

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

PAULETTE CLIFFORD
Personal Representative

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

Estate No. 129082
144976 (7-20,7-27,8-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AHMAAD J. SMITH

Notice is given that Gloria Martin Smith, whose address is 6109 Whittemore Court, Upper Marlboro, MD 20772, was on July 12, 2023 appointed Personal Representative of the estate of Ahmaad J. Smith, who died on April 23, 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 12th day of January, 2024.

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.

GLORIA MARTIN 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. 129921
144978 (7-20,7-27,8-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL J. COFFEY

Notice is given that Joseph E Cella, whose address is 7522 Fairwood Lane, Falls Church, VA 22046, was on March 16, 2023 appointed Personal Representative of the estate of Michael J. Coffey, who died on October 15, 2022 without a will.

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

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

JOSEPH E. CELLA
Personal Representative

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

Estate No. 127922
144979 (7-20,7-27,8-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES ELIZABETH BOOKER

Notice is given that Charlayne Wilson Kalscheuer, whose address is 5720 Metroview Parkway #379, Alexandria, VA 22303, was on July 6, 2023 appointed Personal Representative of the estate of Delores Elizabeth Booker, who died on December 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 6th day of January, 2024.

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.

CHARLAYNE WILSON
KALSCHUEUR
Personal Representative

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

Estate No. 128721
144977 (7-20,7-27,8-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY E. GAITHER

Notice is given that Adrian B. Harris, whose address is 5801 Galloway Drive, Oxon Hill, MD 20745, was on May 16, 2023 appointed Personal Representative of the estate of Mary E. Gaither, who died on January 16, 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 16th 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.

ADRIAN B. HARRIS
Personal Representative

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

Estate No. 129306
144951 (7-13,7-20,7-27)

Joseph C. Hangarter, Esquire
Barbour & Hangarter, P.A.
105 Paul Mellon Court, Suite 18
Waldorf, MD 20602
301-392-9400

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**VIRGINIA FULGUERAS
GABRIEL**

Notice is given that Virginia G. Wallace, whose address is 10925 Riverview Road, Fort Washington, MD 20744, was on July 5, 2023 appointed Personal Representative of the estate of Virginia Fulgueras Gabriel who died on April 17, 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 January, 2024.

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.

VIRGINIA G. WALLACE
Personal Representative

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

Estate No. 129658
144944 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CHRISTINE SARTORI
(A.K.A. CHRISTINE M. SARTORI)**

Notice is given that Ms. Linda L. Sartori, whose address is 8516 60th Place, Berwyn Heights, MD 20740, was on March 20, 2023 appointed Personal Representative of the estate of Christine Sartori AKA Christine M. Sartori who died on August 31, 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 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, 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.

LINDA SARTORI
Personal Representative

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

Estate No. 128547
144945 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IOLA SMALLS

Notice is given that Leslie Smalls, whose address is 2011 Belfast Drive, Fort Washington, MD 20744, was on July 17, 2023 appointed personal representative of the small estate of Iola Smalls, who died on June 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 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.

LESLIE SMALLS
Personal Representative

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

Estate No. 129970
144999 (7-27)

LEGALS

Jacob Deaven
110 North 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
ANNIE WINSTON ROBINSON

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on July 10, 2023 appointed Personal Representative of the estate of Annie Winston Robinson, who died on April 12, 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.

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

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

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

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

THOMAS J. KOKOLIS
Personal Representative

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

Estate No. 126333
144981 (7-20,7-27,8-3)

**ORDER OF PUBLICATION
BY POSTING**

ADA TOBAR

Plaintiff

vs.

JOSE WILLIAM RIVERA

Defendant(s)

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAD22-15655**

ORDERED, ON THIS 12th day of July, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **JOSE WILLIAM RIVERA**, is hereby notified that the Plaintiff, has filed a **COMPLAINT FOR CUSTODY AND OTHER RELIEF**, and stating that the Defendant's last known address is 6257 64TH AVENUE #1, RIVERDALE, MD 20737, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **JOSE WILLIAM RIVERA**, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the day of **12th day of August, 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, **JOSE WILLIAM RIVERA**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE **THE 11th DAY OF SEPTEMBER, 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
144973 (7-20,7-27,8-3)

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
CHRISTINE M. MITCHELL

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington Street, Suite 500, Rockville, MD 20850, was on July 10, 2023 appointed Personal Representative of the estate of Christine M. Mitchell, who died on August 8, 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. 126904
144982 (7-20,7-27,8-3)

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
**MICHAL MEBANE
AKA THETIS M. MEBANE**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on July 10, 2023 appointed Personal Representative of the estate of Michal Mebane AKA Thetis M. Mebane, who died on December 24, 2016 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. 126336
144983 (7-20,7-27,8-3)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUADINE HENDERSON

Notice is given that Debra Ann M-Brown, whose address is 437 Hawkins Road, Courtland, MS 38620, was on June 29, 2023 appointed Personal Representative of the estate of Juadine Henderson who died on April 16, 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 29th day of December, 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.

DEBRA ANN M-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. 129640
144950 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TRACEY THOMAS

Notice is given that Donald Thomas, whose address is 1307 Eastwood Dr, District Heights, MD 20747, was on July 5, 2023 appointed Personal Representative of the estate of Tracey Thomas, who died on September 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 (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 January, 2024.

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.

DONALD THOMAS
Personal Representative

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

Estate No. 128978
144952 (7-13,7-20,7-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IKIKO SUZUKI STRIBLING

Notice is given that Lisa Stribling Texier, whose address is 16 Wedgedale Dr, Sterling, VA 20164, was on July 5, 2023 appointed Personal Representative of the estate of Ikiko Suzuki Stribling who died on January 20, 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 5th day of January, 2024.

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 STRIBLING TEXIER
Personal Representative

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

Estate No. 128299
144949 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANET A MASON
AKA: JANET ANN MASON

Notice is given that Sean C. Mason, whose address is 308 Beacon Mews Court, Westminster, MD 21157, was on June 23, 2023 appointed Personal Representative of the estate of Janet A Mason AKA: Janet Ann Mason, who died on April 10, 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 December, 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.

SEAN C. MASON
Personal Representative

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

Estate No. 129134
144980 (7-20,7-27,8-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NITI MISRA DUBEY
AKA: NITI RANJANA DUBEY,
NITA RANJANA DUBEY

Notice is given that Jitender Prakash Dubey, whose address is 234 Lastner Lane, Greenbelt, MD 20770, was on May 3, 2023 appointed Personal Representative of the estate of Niti Misra Dubey who died on January 19, 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 3rd 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.

JITENDER PRAKASH DUBEY
Personal Representative

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

Estate No. 128227
144946 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA W SNEAD
AKA: SANDRA WOODMAN
SNEAD

Notice is given that Lisa Ingold, whose address is 7843 River Rock Way, Columbia, MD 21044, was on July 3, 2023 appointed Personal Representative of the estate of Sandra W Snead who died on February 23, 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 3rd day of January, 2024.

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 INGOLD
Personal Representative

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

Estate No. 129823
144947 (7-13,7-20,7-27)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH DEWBERRY

Notice is given that Keisha Davis, whose address is 305 Cowman Court Apt 10201, Odenton, MD 21113, was on June 27, 2023 appointed Personal Representative of the estate of Kenneth Dewberry, who died on May 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 27th day of December, 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.

KEISHA DAVIS
Personal Representative

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

Estate No. 129520
144953 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELIZABETH ARRINGTON

Notice is given that Marvelle McIntyre-Hall, whose address is 7365 SW 132nd Street, Pinecrest, FL 33156, was on June 23, 2023 appointed Personal Representative of the estate of Mary Elizabeth Arrington, who died on February 10, 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 December, 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.

MARVELLE MCINTYRE-HALL
Personal Representative

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

Estate No. 129310
144954 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARSHA JEAN FORNEY

Notice is given that Damon L Forney, whose address is 2008 Black Walnut Farm Road, Hillsborough, NC 27278, was on June 29, 2023 appointed Personal Representative of the estate of Marsha Jean Forney who died on March 28, 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 29th day of December, 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 L FORNEY
Personal Representative

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

Estate No. 128838
144948 (7-13,7-20,7-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PRENTICE ELAINE CURTIS

Notice is given that Michael W Curtis, whose address is 14943 Belle Ami Drive, Laurel, MD 20707, was on June 23, 2023 appointed Personal Representative of the estate of Prentice Elaine Curtis who died on April 4, 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 23rd day of December, 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.

MICHAEL W CURTIS
Personal Representative

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

Estate No. 129336
144984 (7-20,7-27,8-3)

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

**4609 JEAN MARIE DRIVE
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Jabari C. Bishop Sr., dated June 6, 2017, and recorded in Liber 39782 at folio 174 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**AUGUST 8, 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 \$30,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-601499)

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

144968 (7-20,7-27,8-3)

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LEGALS

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

PUBLICATION DATE: July 27, 2023
GRANTEE NAME: Prince George's County, Maryland
SUBGRANTEE NAME: Town of Riverdale Park
GRANTEE ADDRESS: 9200 Basil Court, Suite 500 Largo, MD 20774
TELEPHONE: (301) 883- 6511

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by Prince George's County.

REQUEST FOR RELEASE OF FUNDS

On or after August 14, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD), Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as "Town of Riverdale Park 54th Place Pocket Park and Tot Lot, Construction, PY48."

FINDING OF NO SIGNIFICANT IMPACT

Prince George's County has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR) on file at Prince George's County, Department of Housing and Community Development, 9200 Basil Court, Suite 306, Largo, MD 20774.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the Prince George's County, Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to jnmbotiji@co.pg.md.us. All comments received by August 12, 2023, will be considered by the County prior to authorizing submission of a request for release of funds.

ENVIRONMENTAL 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.

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.

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

145010 (7-27)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS E PAYNE

Notice is given that Dannaeta Payne, whose address is 14508 Delcastle Drive, Bowie, MD 20721, was on July 18, 2023 appointed Personal Representative of the estate of Doris E Payne who died on June 24, 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 18th day of January, 2024.

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.

DANNETTA PAYNE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129981

145002 (7-27,8-3,8-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STEWART C STEVENS SR

Notice is given that Lamonte Stevens, whose address is 12436 Old Colony Drive, Upper Marlboro, MD 20772, was on July 7, 2023 appointed Personal Representative of the estate of Stewart C Stevens Sr who died on June 17, 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 7th day of January, 2024.

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.

LAMONTE STEVENS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129793

145003 (7-27,8-3,8-10)

LEGALS

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 23-O-04

On July 17, 2023, the Common Council adopted, and on July 18, 2023 the Mayor signed, Legislative Resolution 23-O-04, which amends Legislative Resolution 23-O-03, Fiscal Year 2024 Budget Ordinance to transfer \$20,000 from the General Fund-Unreserved/Undesignated Fund to A/C 7050-00 Reserves - Bridges -Revenue line item and increase the A/C 133-00 - Park Bridge Replace - Beechwood & Van Buren - Expenditure line item by \$20,000 to fully fund the contract for installation of the Beechwood and Van Buren pedestrian bridges.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until July 28, 2023. The ordinance will take effect on August 7, 2023, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: Joel Biermann, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

145011 (7-27)

LEGALS

TOWN OF UNIVERSITY PARK EMERGENCY LEGISLATIVE RESOLUTION 23-O-05

On July 17, 2023, the Common Council adopted, and on July 18, 2023 the Mayor signed, Emergency Legislative Resolution 23-O-05, which amends Legislative Resolution 22-O-04, Fiscal Year 2023 Budget Ordinance to transfer \$270,000 from the General Fund/Unreserved Funds line item to A/C 7049-00 Reserves - Street Work Project line item in the Capital Improvement Project Fund and allocate \$270,000 to A/C 7111-00 Construction - NZI expense line item in the Capital Improvement Project Fund for construction of Phase 2B.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until July 28, 2023. The ordinance will take effect immediately, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: Joel Biermann, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

145012 (7-27)

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LEGALS

ORDER OF PUBLICATION BY POSTING

EBONY COOK Plaintiff,
vs.
KENNETH COOK Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-003045

ORDERED, ON THIS 24th day of July, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, KENNETH COOK, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE, and stating that the Defendant's last known address is 303 ANACOSTIA ROAD, SE #303, WASHINGTON, DC 20019, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, KENNETH COOK, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

ORDERED, said posting to be completed by the 23rd day of August, 2023, and it is further;

ORDERED that the DEFENDANT, KENNETH COOK, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 22nd DAY OF SEPTEMBER, 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
145015 (7-27,8-3,8-10)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: ALICE SMITH
Estate No.: 123075

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 30, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
145004 (7-27,8-3)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of: ANNETTE MARIE DAVY
Estate No.: 126459

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on September 5, 2023 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250
145005 (7-27,8-3)

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE COURT

IN RE GUARDIANSHIP OF: KNIGHT SAUNDERS
Respondent

Case No. C-16-JV-23-000429
CROSS-REFERENCE WITH: CINA 21-0092

NOTICE BY PUBLICATION TO NATURAL FATHER

To: BRADLEY SAUNDERS, JR.

Relationship: NATURAL FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-23-000429. All persons who believe themselves to be the parents of a male child born on October 27, 2019 at MedStar Southern Maryland Hospital Center in Clinton, Maryland to Jennifer Saunders, natural mother, date of birth November 17, 1982 and Bradley Saunders, Jr., natural father, shall file a written response.

A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Karen H. Mason
Associate Judge
Seventh Judicial Circuit

145008 (7-27)

NOTICE

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

vs.
Donita D. Douglas
Defendant

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

CIVIL NO. C-16-CV-23-001836

ORDERED, this 21st day of July, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7002 Forbes Boulevard, Lanham, Maryland 20706 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 21st day of August, 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 21st day of August, 2023, next.

The report states the amount of sale to be \$319,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk
145009 (7-27,8-3,8-10)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER LEE JONES JR AKA: WALTER L JONES JR

Notice is given that Vanessa Walker, whose address is 5730 Joan Lane, Temple Hills, MD 20748, was on May 24, 2023 appointed personal representative of the small estate of Walter Lee Jones Jr, who died on August 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 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.

VANESSA WALKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127017

145000 (7-27)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board) REGULAR SESSION

AUGUST 9, 2023

1. t/a William Francis Smith American Legion Post #235, to discuss licensee Warren Parham's affidavit.

2. t/a Galaxy 21 - Ruben Adrade, Member-Manager/Sole Member for a Class B(BLX), Beer, Wine and Liquor for the use of Galaxy 2021, LLC, 2031 University Blvd, Suite B, Hyattsville, Maryland 20783. - Request for a Special Entertainment Permit. Represented by Robert Kim, Esquire.

3. Green Chili's - Kola Siwajuola, Managing Member for a Class B, Beer, Wine and Liquor for the use of Green Chili's, LLC, 8700 Chestnut Avenue, Bowie, Maryland 20720. - Request for a Special Entertainment Permit.

4. Manuel Sanchez, Member, Diego Sanchez, Member, t/a Burgerfi, 161 Fleet Street Suite K1-9 National Harbor, Maryland 20045, Class D(NH), Beer and Wine, is summoned to show cause for an alleged violation of Maryland Annotated Code 6-304 Selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1, Sales to a minor, of the Rules and Regulations for Prince George's County. To wit; on May 26, 2023, at approximately 7:16 p.m., a male under-age Cadet, (Wright) 20-years old and Officer Hill from the Prince George's County Police Department entered BurgerFi, located at, 161 Fleet Street, Oxon Hill Maryland 20745. The operative ordered one (1) 16-ounce cup of Yuengling and the server did not check for ID and placed the 16-ounce cup of Yuengling in front of the minor operative. Furthermore, the licensee was previously found in violation of: RR #17 Beverages from Faucets, Spigots and Labeling. (11/14/2022). The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

5. Jin Oh, Resident, Tae Paul Park, Managing Member, t/a Potomac Gourmet Market, 180 American Way, National Harbor, Maryland 20745, Class D(NH), Beer and Wine, is summoned to show cause for an alleged violation of 4-604. Grounds for revocation or suspension. (8) on-premises possession of an alcoholic beverage that a license holder is not licensed to sell of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. NO. 6-Drinking or Possession of Alcoholic Beverages not Authorized Under License and R.R. NO. 11 - Purchases, by Authorized Retailer of the Rules and Regulations for Prince George's County. To wit; that on Friday, June 2, 2022, at approximately 2:45PM, Inspector Pascual en-

tered Potomac Gourmet Market located at 180 American Way, National Harbor MD 20745, and observed 14 bottles of wine containing 17% to 20% of alcohol content, which for this license is only authorized to sell 15.5% or lower. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, August 9, 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.mypgco.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard
Director
July 19, 2023

144996 (7-27,8-3)

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 JAMES EDWARD CAPINO

Notice is given that Leroy Wayne Capino, whose address is 2908 Jennings Road, Kensington, Maryland 20895, was on July 17, 2023 appointed Personal Representative of the estate of James Edward Capino who died on May 5, 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 17th day of January, 2024.

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.

LEROY WAYNE CAPINO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129637
145001 (7-27,8-3,8-10)

NOTICE

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

vs.
Tyronne Calvin Lee

AND

Barbara Lee

10014 Worrell Avenue
Glenn Dale, MD 20769
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF17-36582

Notice is hereby given this 20th day of July, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of August, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 21st day of August, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$306,000.00. The property sold herein is known as 10014 Worrell Avenue, Glenn Dale, MD 20769.

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

True Copy—Test: Mahasin El Amin, Clerk
145007 (7-27,8-3,8-10)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3120 COURTSIDE ROAD
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28350, Folio 353 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$697,500.00, and an interest rate of 6.000%, default having occurred thereunder, 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 **AUGUST 15, 2023 AT 11:46 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 \$49,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 446882)

Richard E. Solomon, et al.,
Substitute Trustees



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

144990 (7-27,8-3,8-10)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**35 JOYCETON TERRACE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated June 15, 2016 and recorded in Liber 38393, Folio 284 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,200.00, and an interest rate of 4.000%, default having occurred thereunder, 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 **AUGUST 15, 2023 AT 11:48 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 \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 460053)

Richard E. Solomon, et al.,
Substitute Trustees



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

144991 (7-27,8-3,8-10)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8508 LINDENDALE DRIVE, A/K/A 8508 LIDENDALE DRIVE
LAUREL, MD 20707**

By authority contained in a Deed of Trust dated November 30, 2007 and recorded in Liber 29081, Folio 698 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,889.96, and an interest rate of 4.200%, default having occurred thereunder, 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 **AUGUST 15, 2023 AT 11:50 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 \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. 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 sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. 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 auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation 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.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a 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. 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 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 #: 458496)

Richard E. Solomon, et al.,
Substitute Trustees



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

144992 (7-27,8-3,8-10)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**9327 FONTANA DRIVE
LANHAM, MARYLAND 20706**

By virtue of the power and authority contained in a Deed of Trust from Estate of Maria E. Henriquez, dated January 26, 2006, and recorded in Liber 24525 at folio 243 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**AUGUST 1, 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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600893)

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

144940 (7-13,7-20,7-27)

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LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
vs.
Edgar D Siguenza and
Walda L Yon

Plaintiffs

Defendants

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

CIVIL NO. CAEF22-26716

ORDERED, this 24th day of July, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5601 Parker House Terr #103, Hyattsville, Maryland 20782 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 24th day of August, 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 24th day of August, 2023, next.

The report states the amount of sale to be \$72,000.00.

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

145016 (7-27,8-3,8-10)

8569 BALT NATIONAL PIKE
ELLICOTT CITY

LOT#10360, 2015 CHEVROLET
VIN# 2GNFLFEK5F6400884
ALL STAR AUTOMOTIVE
127 SECOND ST
LAUREL

LOT#10362, 2018 DODGE
VIN# 2C4RDGEG9JR344914
IAD AUTO INC
2000 BRIGHTSEAT RD
LANDOVER

LOT#10366, 1986 HUNTER 40'
BOAT
USCG# 921151
NAME OF BOAT: FIREFLY
HIN# HUN40211K687
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10367, 1988 TROJAN 39'9"
BOAT
MD# 6518 AU
USCG# 943073
NAME OF BOAT: NENETTE II
HIN# TRJPK020B888
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10368, 1967 BRISTOL 27'2"
BOAT
USCG# 565918
NAME OF BOAT: INTERLUDE
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10369, 2003 JEEP
VIN# 1J4GW48S43C600656
RAYMOND OUTEN
2 BINKEY RD
GLEN BURNIE

LOT#10370, 2020 CHEVROLET
VIN# 2GNAX5EV8L6145386
GLASVA MARATHON INC
11040 CRAIN HWY
NEWBURG

LOT# 10372, 2018 DODGE
VIN# 1C6RR7WT3JS160300
SOUTHERN WHEEL & HUBCAP
INC
2564 OLD WASHINGTON RD
WALDORF

LOT#10373, 2013 TOYOTA
VIN# 4T3BK3BB6DU084359
LA AUTO SERVICES
2124 EDMONDSON AVE
BALTIMORE

LOT#10374, 2018 RAM
VIN# 3C6URVHG1J1E132318
DARCARS CHRYSLER JEEP
DODGE RAM
8100 ANNAPOLIS RD
NEW CARROLLTON

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
TERMS OF SALE: CASH
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145017 (7-27,8-3)

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