

*The
Prince George's Post
Newspaper*

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LEGALS

Jay S. Horowitz, P.C.
Attorney at Law, M.B.A.
7 Brookes Avenue Suite 103
Gaithersburg, MD 20877
301-840-0509

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate court of Fulton county, GA appointed Lillie Corine Brown, whose address is 2321 Hackett Lane, Magnolia, MS 39652, as the Administrator of the Estate of Lorenzo Vernell Thomas who died on August 21, 2022 domiciled in Georgia United States.

The Maryland resident agent for service of process is Jay S. Horowitz, whose address is 7 Brookes Avenue Suite 103, Gaithersburg, MD 20877.

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

PRINCE GEORGE'S COUNTY

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

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

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

LILLIE CORINE BROWN
Foreign Personal Representative

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

Estate No. 130400
145864 (11-16,11-23,11-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**LUTHER T ELLIS
AKA: LUTHER THEODORE ELLIS SR**

Notice is given that Luther Ellis II, whose address is 10348 Whittier Court, White Plains, MD 20695, and Maisha Strong, whose address is 4798 Ikley Moor Lane, Ellicott City, MD 21043, were on August 28, 2023 appointed Co-Personal Representatives of the estate of Luther T Ellis who died on July 26, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2024.

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

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

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

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

LUTHER ELLIS II
MAISHA STRONG
Co-Personal Representatives

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

Estate No. 130460
145808 (11-9,11-16,11-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NANCY ELLEN PUFFETT

Notice is given that Michael E. Puffett, whose address is 6317 Snug Harbor Road, East New Market, MD 21631, was on October 30, 2023 appointed Personal Representative of the estate of Nancy Ellen Puffett who died on October 25, 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 30th day of April, 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.

MICHAEL E. PUFFETT
Personal Representative

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

Estate No. 131186
145807 (11-9,11-16,11-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JACQUELINE VERONICA WILSON

Notice is given that Gerald D Wilson Jr, whose address is 7616 Greenleaf Road, Landover, MD 20785, was on October 26, 2023 appointed Personal Representative of the estate of Jacqueline Veronica Wilson, who died on September 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 26th day of April, 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.

GERALD D WILSON JR
Personal Representative

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

Estate No. 131117
145810 (11-9,11-16,11-23)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM E RANDALL

Notice is given that Chontae Randall, whose address is 1625 Roosevelt Avenue, Hyattsville, MD 20785, was on September 29, 2023 appointed Personal Representative of the estate of William E Randall who died on September 25, 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 March, 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.

CHONTAE RANDALL
Personal Representative

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

Estate No. 130845
145893 (11-23,11-30,12-7)

Edward T. Love
Ortman, Love & Huckabay
4419 East West Highway
Bethesda, Maryland 20814
301-986-9030

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LILLIAN E. GOLDBERG

Notice is given that Benjamin Goldberg, whose address is 200 Mercer Street, #2F, New York, NY 10012, was on October 20, 2023 appointed Personal Representative of the estate of Lillian E. Goldberg who died on October 6, 2023 with a will.

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

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

BENJAMIN GOLDBERG
Personal Representative

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

Estate No. 131080
145806 (11-9,11-16,11-23)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
VINCENT ONONOGBO

Notice is given that Judith Ononogbo, whose address is 1412 Sacramento Street, Upper Marlboro, MD 20774, was on November 14, 2023 appointed Personal Representative of the estate of Vincent Ononogbo, who died on September 1, 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 14th day of May, 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.

JUDITH ONONOGBO
Personal Representative

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

Estate No. 130937
145896 (11-23,11-30,12-7)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MAUDE WARNER

Notice is given that Jeremiah N. Murphy, whose address is 4211 Carriage Drive, Temple Hills, MD 20748, was on October 24, 2023 appointed Personal Representative of the estate of Maude Warner, who died on January 20, 2007 without a will.

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

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

JEREMIAH N. MURPHY
Personal Representative

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

Estate No. 131104
145809 (11-9,11-16,11-23)

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a Very

Safe

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**Public Notice
WSSC Water Revises Bill Adjustment
Regulations and Creates Leak Repair
Assistance Program**

On November 15, 2023, the Washington Suburban Sanitary Commission (WSSC Water) adopted revisions to Chapters 3.20 (Bill Adjustments) and Chapter 3.45 (Customer Assistance Program) of the WSSC Code of Regulations. The Commissioners also voted to create a Leak Repair Assistance Program for eligible customers.

The revisions to Chapters 3.20 and 3.45 expand the bill adjustment criteria for customers with high bills and extend the enrollment period for WSSC Water's Customer Assistance Program from one to two years. The Leak Repair Assistance Program will allow customers enrolled in WSSC Water's Customer Assistance Program to qualify for reimbursement of on-property leak repairs that contribute to high water bills.

The effective date of these revisions is January 1, 2024. To view these changes:

- High Bill Adjustments: <https://www.wsscwater.com/highbill>
- Customer Assistance Program Enrollment Period: <https://www.wsscwater.com/capenroll>
- Leak Repair Assistance Program: <https://www.wsscwater.com/capleak>

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

145907 (11-23)



PUBLIC NOTICE

WSSC Adopts Amendment to Local Business Investment and Growth (BIG) Program

On November 15, 2023, the Washington Suburban Sanitary Commission adopted an amendment to Chapter 5.015 of the WSSC Code of Regulations— Local Business Investment and Growth (BIG) Program.

The amendment to Code Chapter 5.105 includes the office or position responsible for filing the Commission's investment policy with the Maryland State Treasurer, as required by § 17-205 of the Local Government Article.

THE EFFECTIVE DATE OF THE REGULATION IS
DECEMBER 31, 2023
The revised regulation can be viewed at
<https://www.wsscwater.com/bigprogram>.

For additional information, please contact
Julianne M. Montes de Oca
at julianne.montesdeoca@wsscwater.com or 301-206-8200.

145906 (11-23)

'Tis the Season To Be
Thankful



Happy Thanksgiving from

*The Prince
George's Post*

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**12000 BERRYBROOK TERRACE
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated February 15, 2018 and recorded in Liber 40743, Folio 478 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$348,484.00, and an interest rate of 4.500%, 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 **DECEMBER 5, 2023 AT 11:07 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 \$33,000.00 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 #: 456073)

Richard E. Solomon, et al.,
Substitute Trustees

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145831 (11-16,11-23,11-30)

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LINTHICUM HEIGHTS, MARYLAND 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**7514 BURNTWOOD COURT
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated November 6, 2012 and recorded in Liber 34779, Folio 436 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$382,325.00, and an interest rate of 4.250%, 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 **DECEMBER 5, 2023 AT 11:05 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 \$33,000.00 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 #: 455113)

Richard E. Solomon, et al.,
Substitute Trustees

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145832 (11-16,11-23,11-30)

LEGALS

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LINTHICUM HEIGHTS, MARYLAND 21090
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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6012 HOPE DRIVE
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an interest rate of 5.625%, 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 **DECEMBER 5, 2023 AT 11:03 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 \$24,000.00 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 #: 457939)

Richard E. Solomon, et al.,
Substitute Trustees

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145833 (11-16,11-23,11-30)

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

**2317 KIRBY DRIVE
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated September 10, 2020 and recorded in Liber 44156, Folio 375, and re-recorded at Liber 46727, Folio 189 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$265,403.00, and an interest rate of 3.250%, 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 **DECEMBER 5, 2023 AT 11:01 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 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 #: 460546)

Richard E. Solomon, et al.,
Substitute Trustees

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145834 (11-16,11-23,11-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

**8324 BELLA VISTA TERRACE
FORT WASHINGTON, MARYLAND 20744**

By virtue of the power and authority contained in a Deed of Trust from Kevin Simpson aka Kevin A Simpson and Sharnita Simpson aka Sharnita M Simpson, dated May 25, 2005, and recorded in Liber 22386 at folio 398 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 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

**DECEMBER 5, 2023
AT 9:33 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 2011-09254)

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

145828 (11-16,11-23,11-30)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**3605 24TH AVENUE
TEMPLE HILLS, MARYLAND 20748**

By virtue of the power and authority contained in a Deed of Trust from Sheila Denise Hamilton, dated December 1, 2006, and recorded in Liber 26715 at folio 394 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 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

**DECEMBER 5, 2023
AT 9:31 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604699)

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

145824 (11-16,11-23,11-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLEMMIE H. STRAYHORN

Notice is given that Cedric H Strayhorn, whose address is 4119 Glenn Dale Rd, Bowie, MD 20720, was on November 7, 2023 appointed Personal Representative of the estate of Clemmie H. Strayhorn, who died on September 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 (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 May, 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.

CEDRIC H STRAYHORN
Personal Representative

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

Estate No. 131219
145850 (11-16,11-23,11-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GWENDOLYN THARPE

Notice is given that James Tharpe II, whose address is 12738 Wedgedale Court, Upper Marlboro, MD 20772, was on October 31, 2023 appointed Personal Representative of the estate of Gwendolyn Tharpe who died on November 28, 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.

JAMES THARPE II
Personal Representative

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

Estate No. 127476
145862 (11-16,11-23,11-30)

LEGALS

Paulette Lundy, Esq.
8825 Stanford Blvd, Ste 140
Columbia, Maryland 21045
410-405-7996

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARABELLA M. WRIGHT

Notice is given that Ollie S. Wright, whose address is 7649 Woodbine Drive, Laurel, MD 20707, was on November 6, 2023 appointed Personal Representative of the estate of Arabella M. Wright, who died on September 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 6th day of May, 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.

OLLIE S. WRIGHT
Personal Representative

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

Estate No. 131078
145846 (11-16,11-23,11-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARRY JOE RAINEY

Notice is given that Tiphany Rainey, whose address is 202 Westdale Drive, Waldorf, MD 20601, was on November 7, 2023 appointed Personal Representative of the estate of Barry Joe Rainey, who died on October 20, 2023 without a will.

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

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

TIPHANY RAINEY
Personal Representative

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

Estate No. 131280
145852 (11-16,11-23,11-30)

Joseph C Hangarter
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
TYRONE DAILY HERRING SR

Notice is given that Antonio P Herring, whose address is 5220 Haras Place Apt B1, Fort Washington, MD 20744, was on October 31, 2023 appointed Personal Representative of the estate of Tyrone Daily Herring Sr, who died on February 23, 2022 without a will.

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

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

ANTONIO P HERRING
Personal Representative

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

Estate No. 124575
145847 (11-16,11-23,11-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLIS LEON MACE SR

Notice is given that Jerome Leonard Deason, whose address is 10580 Butler Road, Newburg, MD 20664, was on October 31, 2023 appointed Personal Representative of the estate of Ellis Leon Mace Sr, who died on May 6, 2007 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.

JEROME LEONARD DEASON
Personal Representative

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

Estate No. 122642
145854 (11-16,11-23,11-30)

LEGALS

L. Paul Jackson, II
Law Offices of Shipley & Horne,
P.A.
1101 Mercantile Lane, Suite 240
Largo, Maryland 20774
301-925-1800

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARLENE YVETTE WADDY

Notice is given that Tamara Sager, whose address is 3142 Lady Banks Lane, Waldorf, Maryland 20603, was on November 2, 2023 appointed Personal Representative of the estate of Darlene Yvette Waddy who died on September 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 2nd day of May, 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.

TAMARA SAGER
Personal Representative

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

Estate No. 131234
145892 (11-23,11-30,12-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDMONIA MARTIN NEWMAN

Notice is given that Alice W. Hardy, whose address is 308 Battersea Lane, Fort Washington, MD 20744, was on October 31, 2023 appointed Personal Representative of the estate of Edmonia Martin Newman who died on August 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 30th day of April, 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.

ALICE W. HARDY
Personal Representative

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

Estate No. 130835
145855 (11-16,11-23,11-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VELMA N ALLEYNE

Notice is given that Shurmin Alleyne, whose address is 9876 East Villa Cir, Vero Beach, FL 32966, and Gail Gantt, whose address is 8712 34th Ave, College Park, MD 20740, were on June 7, 2023 appointed Co-Personal Representatives of the estate of Velma N Alleyne 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of December, 2023.

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

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

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

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

**SHURMIN ALLEYNE
GAIL GANTT**
Co-Personal Representatives

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

Estate No. 129440
145863 (11-16,11-23,11-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN V NOWLIN
AKA: HELEN VIRGINIA NOWLIN

Notice is given that Paula D. Athey, whose address is 4901 Avondale Road, Hyattsville, MD 20782, was on October 30, 2023 appointed Personal Representative of the estate of Helen V Nowlin who died on January 9, 2020 with a will.

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

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

PAULA D. ATHEY
Personal Representative

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

Estate No. 131009
145856 (11-16,11-23,11-30)

Kemlia Reed Sherman
PO Box 2304
Waldorf, MD 20604
775-453-6542

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANKKIA LASHUNDA HALL

Notice is given that Maggie Pendergrass, whose address is 215A Brendale Dr., P.O. Box 1553, Chester, SC 29706, was on October 30, 2023 appointed Personal Representative of the estate of Sankkia LaShunda Hall, who died on April 11, 2023 without a will.

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

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

MAGGIE PENDERGRASS
Personal Representative

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

Estate No. 130865
145848 (11-16,11-23,11-30)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLEN E CONLEY III

Notice is given that Sherman Green, whose address is 9200 Central Park Drive, Upper Marlboro, MD 20772, was on November 1, 2023 appointed Personal Representative of the estate of Ellen E Conley III, who died on September 19, 2023 without a will.

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

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

SHERMAN GREEN
Personal Representative

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

Estate No. 130998
145849 (11-16,11-23,11-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FREDDIE MAE REED

Notice is given that David L Reed, whose address is 1225 Kings Tree Drive, Mitchellville, Maryland 20721, was on November 1, 2023 appointed Personal Representative of the estate of Freddie Mae Reed who died on September 4, 2021 with a will.

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

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

DAVID L REED
Personal Representative

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

Estate No. 131081
145857 (11-16,11-23,11-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GRACE JEAN TAYLOR

Notice is given that ANNEMARIE WILSON, whose address is 16828 Melbourne Drive, Laurel, MD 20707, was on November 3, 2023 appointed Personal Representative of the estate of Grace Jean Taylor who died on October 18, 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 May, 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.

ANNEMARIE WILSON
Personal Representative

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

Estate No. 131231
145858 (11-16,11-23,11-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROGER G PAYTON JR

Notice is given that Regina Payton, whose address is 5205 Mapleshade Lane, Upper Marlboro, MD 20772, was on November 7, 2023 appointed Personal Representative of the estate of Roger G Payton Jr who died on October 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 May, 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.

REGINA PAYTON
Personal Representative

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

Estate No. 131270
145859 (11-16,11-23,11-30)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RITA C BOUCHER

Notice is given that Kathleen T Szymanski, whose address is 10450 Burroughs Town Lane, Glen Allen, VA 23059, was on November 6, 2023 appointed Personal Representative of the estate of Rita C Boucher who died on September 8, 2023 with a will.

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

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

KATHLEEN T SZYMANSKI
Personal Representative

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

Estate No. 130087
145860 (11-16,11-23,11-30)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRISTINA FLORENCE WEBB

Notice is given that Amy Webb, whose address is 2260 Heavenly View Trail, Reno, NV 89523, was on October 31, 2023 appointed Personal Representative of the estate of Christina Florence Webb who died on October 2, 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 30th day of April, 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.

AMY WEBB
Personal Representative

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

Estate No. 130909
145861 (11-16,11-23,11-30)

LEGALS

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

**6422 COUNTRY CLUB COURT
LANDOVER, MD 20785**

By authority contained in a Deed of Trust dated August 1, 2007 and recorded in Liber 28401, Folio 130, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$196,526.17, and an interest rate of 7.446%, 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 **DECEMBER 12, 2023 AT 11:31 AM**

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 460324)

Richard E. Solomon, et al.,
Substitute Trustees

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145886 (11-23,11-30,12-7)

LEGALS

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

**11904 GREEN TEE TURN
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated May 4, 2018 and recorded in Liber 41106, Folio 358, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$339,500.00, 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 **DECEMBER 12, 2023 AT 11:33 AM**

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 457971)

Richard E. Solomon, et al.,
Substitute Trustees

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145887 (11-23,11-30,12-7)

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

**15950 ALAMEDA DRIVE
BOWIE, MD 20716**

By authority contained in a Deed of Trust dated August 24, 2007 and recorded in Liber 29017, Folio 597, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$320,000.00, 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 **DECEMBER 12, 2023 AT 11:35 AM**

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 454915)

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Richard E. Solomon, et al.,
Substitute Trustees

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145888 (11-23,11-30,12-7)

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

9424 STONEY RIDGE ROAD
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Jason G. Felder and Vickie Felder, dated May 7, 2006, and recorded in Liber 25883 at folio 176 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

**NOVEMBER 28, 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 \$16,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 23-600519)

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

145799 (11-9,11-16,11-23)

LEGALS

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

11609 FLAGSHIP AVENUE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated November 19, 2005 and recorded in Liber 24908, Folio 107 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$52,000.00, and an interest rate of 7.000%, 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 **NOVEMBER 28, 2023 AT 11:04 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 460320)

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

Richard E. Solomon, et al.,
Substitute Trustees

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145802 (11-9,11-16,11-23)

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

1200 ASHLEIGH STATION COURT
BOWIE, MD 20721

By authority contained in a Deed of Trust dated January 15, 2008 and recorded in Liber 29356, Folio 128 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$593,306.00, and an interest rate of 4.500%, 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 **NOVEMBER 28, 2023 AT 11:12 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 \$50,000.00 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 #: 457798)

Richard E. Solomon, et al.,
Substitute Trustees

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145800 (11-9,11-16,11-23)

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

8414 SNOWDEN LOOP COURT
LAUREL, MD 20708

By authority contained in a Deed of Trust dated July 19, 2011 and recorded in Liber 32925, Folio 137 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$160,669.00, 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 **NOVEMBER 28, 2023 AT 11:08 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 \$8,500.00 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 #: 460071)

Richard E. Solomon, et al.,
Substitute Trustees

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145804 (11-9,11-16,11-23)

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

12707 DUCKETTOWN ROAD
LAUREL, MD 20708

By authority contained in a Deed of Trust dated August 26, 2005 and recorded in Liber 24966, Folio 495 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, and an interest rate of 2.000%, 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 **NOVEMBER 28, 2023 AT 11:06 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 \$29,000.00 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 #: 460494)

Richard E. Solomon, et al.,
Substitute Trustees

 **ALEX COOPER**
auctioneers

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

145801 (11-9,11-16,11-23)

LEGALS

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

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

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

13922 WESTVIEW FOREST DRIVE
BOWIE, MARYLAND 20720

By virtue of the power and authority contained in a Deed of Trust from Beldina Auma, dated September 25, 2006, and recorded in Liber 26445 at folio 052 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 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

**DECEMBER 5, 2023
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-602051)

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

145827 (11-16,11-23,11-30)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board) REGULAR SESSION DECEMBER 6, 2023

- t/a Greenbelt Liquors, Sunita Bhagat, President/Secretary/Treasurer, Lashit Gaid, Vice President, Class A, Beer, Wine and Liquor, P K Liquors, Inc., 6000 Greenbelt Road #68, Greenbelt, Maryland 20770. – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a Watkins Park Liquors, Jayamala Chinchode Reddy, Managing Member, Cindy Lou Schlauch, Authorized Person, Class A, Beer, Wine and Liquor, Watkins Park Liquor Maryland, LLC, 12140 Central Avenue, Mitchellville, 20272. – Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a El Toro Liquors, Harjinder Singh, Member/Authorized Person, Sunanda S. Rana Member-Manager, Class A, Beer, Wine and Liquor, Adelphi Spirits, LLC, 9107 Riggs Road, Adelphi, Maryland 20783 – Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a AC Hotel National Harbor Washington D.C. Area, Margery A. Breneman, Assistant Secretary, Annette London, Edwin Peters, Assistant Secretary, Class B(BH), Beer, Wine and Liquor, Marriott Hotel Services, LLC, 156 Waterfront Street, National Harbor, Maryland 20745. – Request for a Special Entertainment Permit. Represented by Leanne M. Schrecengost, Esquire.
- t/a Residence Inn National Harbor Washington D.C. Area, Margery A. Breneman, Assistant Secretary, Annette London, Edwin Peters, Assistant Secretary, Class B(BH), Beer, Wine and Liquor, Residence Inn by Marriott, LLC, 192 Waterfront Street, National Harbor, Maryland 20745. – Request for a Special Entertainment Permit. Represented by Leanne M. Schrecengost, Esquire.
- t/a King Pollo, Alexander Asong, Authorized Person, Class B, Beer, Wine and Liquor, Zactech Solutions LLC, 8321 Annapolis Road, Hyattsville, Maryland 20784. – Request for a Special Entertainment Permit.
- t/a Mango Café, Ashley Watson, Vice President, Class B, Beer, Wine and Liquor, Jaah & Bakar Associates, Inc., 4719 Annapolis Road, Bladensburg, Maryland 20710. – Request for a Special Entertainment Permit. Represented by Abigale Bruce-Watson, Esquire.
- t/a Azteca Bar & Grill, James J. Burick, Authorized Person, Mario E. Orellana, Authorized Person, Azteca Enterprises, LLC, 9505 Baltimore Avenue, College Park, Maryland 20740. – Request for a Special Entertainment Permit.
- Martha Moscoso Managing-Member, t/a El Rodeo Restaurant, 6258 Kenilworth Avenue Riverdale Park, Maryland 20737, Class D(R), Beer and Wine, is summonsed to show cause for an alleged violation of RR #9, No license, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law. To wit; on Saturday, September 9, 2023, at approximately 2:55 am, Inspectors Price and Hamilton of the Prince George's County Board of License Commissioners entered El Rodeo, located at 6258 Kenilworth Avenue, Riverdale, MD 20737. The establishment should have been closed at 2:00 am. While inside, Inspectors Price and Hamilton noticed patrons with beer bottles in their hands and on tables. All alcoholic beverages should have been removed from the possession of all patrons and tables by 2:00 am. 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.
- Tao Li, President, t/a Latao-Sushi Cuisine, 8700 Baltimore Avenue, Suite A & B College Park, Maryland 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation R.R. No. 11 Purchases by authorized retailer: No license holder shall purchase any alcoholic beverages except from a duly licensed manufacturer or wholesaler and RR#35 Trade Name: The Board of License Commissioners shall approve the trade name of the licensed premises. To wit; on or about Sunday, September 21, 2023, at approximately 1:30 p.m., Inspector Golato of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 8700 Baltimore Avenue, Suite A & B, College Park, MD 20740. Inspector Golato noticed the sign located on the outside of the establishment was different from the name on the license. Additionally, while inside the establishment Inspector Golato noticed 10 open alcohol bottles sitting on a countertop. The manager Mr. Zheng, admitted he

purchased them from LAX Wine, Spirits and Bistro. 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.

- Seongmuk Sim, Managing Member, t/a Kangnam BBQ, 8503 Baltimore Avenue College Park, Maryland 20740, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation RR#35 Trade Name: The Board of License Commissioners shall approve the trade name of the licensed premises. To wit: On or about Friday, October 6, 2023, at approximately 2:00 p.m., Deputy Chiefs Mendoza and Toles of the Prince George's County Board of License Commissioners visited Kangnam BBQ, located at 8503 Baltimore Avenue, College Park, MD 20740, the Board received a public advertisement that Kangnam BBQ has is now has the name change to (Meetup). We arrived and noticed a sign in the front of the restaurant with Meetup. 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. Failure to obey this summons may result in you being held in criminal contempt of Court, and a warrant may be issued for your arrest and/or attachment against you in accordance with the Alcoholic Beverage Article of the Annotated Code of Maryland.

A virtual hearing will be held via Zoom at 7:00 p.m. on December 6, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us 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
November 15, 2023

145905 (11-23,11-30)

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 12/01/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10102
2016 INFINITI
VIN# JN1BY1PR4GM720936
MJ'S COLLISION CENTER & AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT# 10371
1988 THUNDERBIRD 377" BOAT
BOAT# MO 5484 EF
PAT'S AUTO & SPEED SHOP
20231 N. SNOWHILL MANOR RD
LEXINGTON PARK

LOT#10376
1987 TOYOTA
VIN# JT2MA70J8H0039102
ABSOLUTE PRO-FORMANCE
3306C BALTIMORE BLVD
FINKSBURG

LOT#10384
2016 VOLKSWAGON
VIN# 1VWB17A39GC007164
JUDGE AUTO GROUP INC
218 SOUTH BRIDGE ST
ELKTON

LOT#10400
2018 CHEVROLET
VIN# 1G1BE55M0J7123368
FREESTATE AUTO & TRUCK SERVICE INC
200A RITCHIE RD
CAPITOL HEIGHTS

LOT#10401
2017 FORD FIESTA
VIN# 3FADP4EJ7HM115747
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#10402
2017 LANDROVER RANGE ROVER
VIN#SALVP2BG2HH225386
DANDADA'S AUTO
2001 ASHBURTON ST
BALTIMORE

LOT#10403
2015 NISSAN
VIN# 3N1CE2CP2FL358718
BEN AUTO REPAIR
9751 WASHINGTON BLVD #6
LAUREL

LOT#10404

LEGALS

2014 NISSAN
VIN# 1N4AL3AP7EC410556
PATRICK'S AUTO ELECTRICAL SERVICE
5006 LIBERTY HEIGHTS AVE
BALTIMORE

LOT#10405
2006 LINCOLN
VIN# 1LNHM81V16Y617834
CSE AUTOMOTIVE
6306 OLD BRANCH AVE
TEMPLE HILLS

LOT#10413
2011 BMW 328 I
VIN#WBAPH5G59BNM82248
AYT AUTO CLINIC
15007 MARLBORO PIKE
UPPER MARLBORO

LOT#10414
2017 VOLKSWAGON JETTA
VIN#3VW2B7AJ3HM387118
FAMILY AUTO CLINIC
2025 UNIVERSITY BLVD E
ALDELPHI

LOT#10415
2019 HYUNDAI ELANTRA
VIN#5NPD74LF6KH442405
CITY SIDE AUTO BODY
6320 AARON LANE
CLINTON

LOT#10416
2021 TOYOTA COROLLA
VIN#5YFS4MCE4MP080457
CTY SIDE AUTO BODY
6320 AARON LANE
CLINTON

LOT#10418
2011 GMC
VIN# 2CTALMEC8B6282182
HILLTOP AUTOMOTIVE
587 RITCHIE RD
CAPITOL HEIGHTS

LOT#10419
2014 FORD FOCUS
VIN#1FADP3E20EL251217
DARCARS FORD LANHAM FORD
9020 LANHAM SEVERN RD
LANHAM

LOT#10420
2010 FORD FLEX
VIN#2FMGK5CC8ABA67713
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#10421
2014 FORD
VIN# 1FTFW1ET6EFC76429
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#10422
2005 FORD MUSTANG
VIN#1ZVFT80N155249135
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT#10423
2013 NISSAN SENTRA
VIN#3N1AB7AP1DL725136
LEADING EDGE AUTO BODY
5807 FALLS RD
BALTIMORE

LOT#10424
2010 LANDROVER RANGE ROVER
VIN#SALME1D42AA317109
TOPLINE AUTO SOLUTIONS
8519 ASHWOOD DR
CAPITOL HEIGHTS

LOT#10425
1997 MERCEDES E 320
VIN#WDBJ55F5VA385259
TOPLINE AUTO SOLUTIONS
8519 ASHWOOD DR
CAPITOL HEIGHTS

LOT#10426
2017 DODGE JOURNEY
VIN#3C4PDDBG3HT542602
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10427
2016 RAM 2500
VIN#3C6UR5HJ9GG191500
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10428
2009 HONDA CIVIC
VIN#2HGFA16409H113934
D&G AUTO REPAIR LLC
7615-N RICKENBACKER DR
GAITHERSBURG

LOT#10429
2006 NISSAN 350 Z
VIN#JN1AZ34E66M353803
D&G AUTO REPAIR LLC
7615-N RICKENBACKER DR
GAITHERSBURG

LOT#10430
1990 BAYLINER 26' BOAT
MD# 7832 DD
HERRINGTON HARBOR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10431
2005 HUNTER 33'6" BOAT
MD# 8404 CH
USCG# 1229429
NAME OF BOAT: LODOS
HERRINGTON HARBOR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10432
2012 FORD EDGE
VIN#2FMDK4KC3CBA67510
IAD AUTO

2000 BRIGHTSEAT RD
LANDOVER

LOT#10433
2015 NISSAN ALTIMA
VIN#1N4AL3AP3FN331245
IAD AUTO
2000 BRIGHTSEAT RD
LANDOVER

LOT#10434
2015 DODGE JOURNEY
VIN#3C4PDCBG2FT682227
DARCARS CHRYSLER OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#10435
2021 DODGE CHARGER
VIN#2C3CDXGJ7MH626658
DARCARS CHRYSLER OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#10439
2019 DODGE PROMASTER 2500
VIN#3C6TRVDG4KE511655
DARCARS CHRYSLER OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#10440
2018 JEEP COMPASS
VIN#3C4NJCBB0JT488423
DARCARS CHRYSLER OF NEW CARROLLTON
8100 ANNAPOLIS RD
NEW CARROLLTON

LOT#10441
1978 BERTRAM 34.90 FT BOAT
USCG# 608048
NAME OF BOAT: SATISFACTION
BAY HARBOR MARINA
6029 HERRING BAY RD
DEALE

LOT#10442
1973 BERTRAM 28' BOAT
USCG# 966447
BOAT NAME ON RECORD: MISS JACKIE
NAME ON BOAT: SATISFACTION
BAY HARBOR MARINA
6029 HERRING BAY RD
DEALE

LOT#10443
1987 CARVER 28' BOAT
MD# 8223 DC
BAY HARBOR MARINA
6029 HERRING BAY RD
DEALE

LOT#10448
2019 HYUNDAI
VIN# SNPE24AFXKH758539
H&H MOTORS 2 LLC
5521 BELAIR RD
BALTIMORE

LOT#10449
2017 ACURA
VIN# 5FRYD4H54HB003140
H&H MOTORS 2 LLC
5521 BELAIR RD
BALTIMORE

LOT#10450
2011 CHEVROLET
VIN# 1G1ZE5E13BF266130
S&S AUTO REPAIR & TOWING
20126 B LEITERSBURG PIKE
HAGERSTOWN

LOT#10451
2020 HONDA
VIN# 2HGFC2F61LH598433
S&S AUTO REPAIR & TOWING
20126 B LEITERSBURG PIKE
HAGERSTOWN

LOT#10452
2014 FORD
VIN# 1FTMF1CM5EKE68497
S&S AUTO REPAIR & TOWING
20126 B LEITERSBURG PIKE
HAGERSTOWN

LOT#10453
2015 CHEVROLET
VIN# 1GCVKREC2FZ152874
S&S AUTO REPAIR & TOWING
20126 B LEITERSBURG PIKE
HAGERSTOWN

LOT#10526
2006 CHRYSLER 300
VIN#2C3KA53G86H138342
DARCARS CHRYSLER JEEP DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10527
2018 DODGE
VIN# 3C4PDCAB1JT183465
DARCARS CHRYSLER JEEP DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10536
1988 OCEAN YACHT 52.50 FT
USCG# 948278
NAME OF BOAT ON RECORD: CLAIRBUOYANT
NAME ON BOAT: SEAWARD
CLARKS LANDING
1442 FORD RD
SHADY SIDE

LOT#10536
1988 OCEAN YACHT 52.50 FT
USCG# 948278
NAME OF BOAT ON RECORD: CLAIRBUOYANT
NAME ON BOAT: SEAWARD
CLARKS LANDING
1442 FORD RD
SHADY SIDE

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
TERMS OF SALE: CASH

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

145872 (11-16,11-23)

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George's
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or
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a Very
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Weekend

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Weekend

LEGALS

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit court of Fairfax county, Virginia appointed Mark Goodrick, whose address is 547 Florida Avenue, #T-3, Herndon, VA 20170, as the Personal Representative of the Estate of Joan Elaine Goodrick who died on March 4, 1998 domiciled in Fairfax, VA.

The Maryland resident agent for service of process is Thomas A. McManus, whose address is 5407 Water St. Suite 101, Upper Marlboro, MD 20772.

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

PRINCE GEORGE'S COUNTY

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

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

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

MARK GOODRICK
Foreign Personal Representative

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

Estate No. 130930

145901 (11-23,11-30,12-7)



LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MIA FRANCISCA ROJAS

Notice is given that Marie Louise Altemus, whose address is 2142 Briggs Chaney Rd., Silver Spring, MD 20905, was on October 17, 2023 appointed Personal Representative of the estate of Mia Francisca Rojas who died on April 3, 2023 with a will.

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

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

MARIE LOUISE ALTEMUS
Personal Representative

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

Estate No. 130525

145805 (11-9,11-16,11-23)

STATE SOIL CONSERVATION COMMITTEE

Prince George's SOIL CONSERVATION DISTRICT SUPERVISOR TO BE APPOINTED

Nominations for an appointment to the Prince George's Soil Conservation District Board of Supervisors are being accepted by the Maryland State Soil Conservation Committee.

The appointment will be for a term to expire April 15, 2026, and will fill the unexpired term of Raymond Watson. Nominations should be sent to: State Soil Conservation Committee, Department of Agriculture, 50 Harry S. Truman Parkway, Room 306, Annapolis, Maryland 21401.

Any interested individual or organization may submit a recommendation. Nomination forms are available at the Prince George's Soil Conservation District Office of Steven Darcey, District Manager, 5301 Marlboro Race Track Road, Ste. 100, Upper Marlboro, MD 20772, or call 301-574-5162 ext. 3. Nominations should be received by the State Soil Conservation Committee by **December 6, 2023**. The form is now available online at www.mda.maryland.gov (click on Conservation, then Committees).

A supervisor must be a resident of the district. District boundaries are the same as county boundaries. Anyone recommended should be able to attend monthly meetings of the Board of Supervisors and have a knowledge of and a sincere interest in proper land use and the conservation of soil, water, and related natural resources.

145817

(11-9,11-16,11-23)

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

IN RE: GUARDIANSHIP OF:
Nyomi Lelieth Quinones
Aka Lelieth Quinones

Case No. C-16-JV-23-000815
CROSS-REFERENCE WITH:
CINA 21-0036

NOTICE BY PUBLICATION TO FATHER

To: JOHN DOE

Relationship: Putative 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-23-000815. All persons who believe themselves to be the parents of a female child born on the 20th day of April 2021, in the District of Columbia to J'Lyn Quinones, natural mother, currently deceased and John Doe putative father, aged unknown at time of birth 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.

STENISE ROLLE

Associate Judge
Seventh Judicial Circuit

145902 (11-23)

NOTICE

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

Plaintiffs

vs.

Joshua Lawrence Davies
Defendant

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

CIVIL NO. CAEF19-05532

ORDERED, this 13th day of November, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3409 Halloway South, Upper Marlboro, Maryland 20772 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 13th day of December, 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 13th day of December, 2023, next.

The report states the amount of sale to be \$275,000.00.

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

145873 (11-16,11-23,11-30)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
RALPH HILLIARD
Estate No.: 127430

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Orhan K. Omer 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 **January 11, 2024 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

145891 (11-23,11-30)

LEGALS

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

The owner(s) of said vehicle(s) have 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: **12/6/2023**.

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

2006 HONDA	CIVIC	1HGFA16536L142447
1998 GMC	C7	1GDM7H1C8WJ515167

CHARLEY'S CRANE SERVICE

8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670

2000 INTERNATIONAL	4700	VA	TX93817	1HTSCAAL7YH231847
2023 STRYKER	TRAILER			7HXS3FW26PP014996

JD TOWING

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

2005 GMC	YUKON XL	DC	DT5482	1GKFK66U85J113539
2010 MAZDA	6			1YVHZ8CH9A5M18063

MCDONALD TOWING

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

2004 HONDA	CIVIC	MD	7FB1423	2HGES26874H545981
2023 MITSUBISHI	OUTLANDRER			JA4J4TA82PZ020720

METROPOLITAN TOWING INC

8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400

2007 MAZDA	3	MD	1DS5856	JMIBK343671657334
2003 VOLKSWAGEN	PASSAT	VA	TVM8505	VVWRFH63B73P205536
2018 NISSAN	ALTIMA	MD	T1085629	1N4AL3AP9J1C13377
2012 BMW	550I	VA	TVP6265	WBAFR9C5XCDV59237
2013 NISSAN	ALTIMA			1N4AL3AP2DN574042

PAST & PRESENT TOWING & RECOVERY INC

7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222

2011 CHRYSLER	TOWN & COUNTRY	VA	TVZ5876	2A4RR5DG4BR617888
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2013 KIA	SORENTO			5XYKT3A68DG392696
2019 VOLKSWAGEN	JETTA	VA	UPC8383	3VWVE57BU9KM189194
2011 NISSAN	ALTIMA	MD	4FA4706	1N4AL2AP3BC144832
2011 LEXUS	ES			JTHBK1EG7B2420889
1996 CHEVROLET	CAPRICE	PA	3246466	1G1BL52P0TR159665
2013 LEXUS	LS	MD	2FP9079	JTHBL1EFD05115160
2013 INFINITI	G37	MD	3DS6884	JN1CV6AR2DM757014
2009 CHEVROLET	SILVERADO	MD	8E56563	3GCEK23319G273197
2006 VOLKSWAGEN	BETLE			3VWRF31Y86M324781
2006 CHEVROLET	SILVERADO			1GCEC14X86Z110065
2012 BMW	650XI	MD	6EG6844	WBALX5C59CC894304
1968 CHEVROLET	IMPALA	GA	RIF0688	164878Y139907
1984 CADILLAC	SEVILLE	NJ	WDF40W	1G6AS698XEE822523

145913 (11-23)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
Kyle Blackstone
Kathleen Young
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

Frank Montgomery Jr
7800 Greenbrook Drive
Greenbelt, MD 20770
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-003266

Notice is hereby given this 15th day of November, 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 15th day of December, 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 15th day of December, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$373,500.00. The property sold herein is known as 7800 Greenbrook Drive, Greenbelt, MD 20770.

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

145903 (11-23,11-30,12-7)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

Thomas J. Kokolis, Esq., Personal Representative for the Estate of Gloria J. Ramsey
5003 Addison Road
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-003491

Notice is hereby given this 15th day of November, 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 15th day of December, 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 15th day of December, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$252,993.71. The property sold herein is known as 5003 Addison Road, Capitol Heights, MD 20743.

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

145904 (11-23,11-30,12-7)

Serving
Prince George's County
Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARION MARIE WILSON

Notice is given that Bridgette C Wilson, whose address is 5503 Doris Court, Bladensburg, MD 20710, was on November 9, 2023 appointed Personal Representative of the estate of Marion Marie Wilson, 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 9th day of May, 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.

BRIDGETTE C WILSON
Personal Representative

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

Estate No. 131307

145898 (11-23,11-30,12-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOREEN ALLEN

Notice is given that Devin Doron Allen, whose address is 7013 Halleck Street, District Heights, MD 20747, was on November 9, 2023 appointed Personal Representative of the estate of Doreen Allen, who died on September 15, 2023 without a will.

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

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

DEVIN DORON ALLEN
Personal Representative

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

Estate No. 131195

145899 (11-23,11-30,12-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE PEARL WILLIAMS

Notice is given that Kathy Harrington-Hooker, whose address is 2601 Becketts Rdg Rd, Hillsborough, NC 27278, was on October 25, 2023 appointed Personal Representative of the estate of Willie Pearl Williams, who died on September 26, 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 25th day of April, 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.

KATHY HARRINGTON-HOOKER
Personal Representative

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

Estate No. 131122

145900 (11-23,11-30,12-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL A JONES

Notice is given that Renae Jones, whose address is 2726 Lorrington Drive, Apt 202, District Heights, MD 20747, was on October 27, 2023 appointed Personal Representative of the estate of Cheryl A Jones, who died on September 12, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of April, 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.

RENAE JONES
Personal Representative

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

Estate No. 131137

145911 (11-23,11-30,12-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JIMMY CHESTER FLOURNOY

Notice is given that Sean Flournoy, whose address is 12700 Hancock Court, Upper Marlboro, MD 20774, was on August 16, 2023 appointed Personal Representative of the estate of Jimmy Chester Flournoy, who died on May 21, 2022 without a will.

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

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

SEAN FLOURNOY
Personal Representative

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

Estate No. 128232

145897 (11-23,11-30,12-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SONIA A RODRIGUEZ

Notice is given that Guillermo Rodriguez, whose address is 5727 67th Ave, Riverdale, MD 20737, was on November 9, 2023 appointed personal representative of the small estate of Sonia A Rodriguez, who died on August 21, 2022 without a will.

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

All persons having any objection to the appointment 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.

GUILLERMO RODRIGUEZ
Personal Representative

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

Estate No. 131283

145889 (11-23)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA GAIL LAUTERBORN

Notice is given that Mary Armstrong, whose address is 21 Potomac Avenue, Indian Head, MD 20640, was on November 3, 2023 appointed Personal Representative of the estate of Patricia Gail Lauterborn, who died on September 14, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 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.

MARY ARMSTRONG
Personal Representative

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

Estate No. 131051

145894 (11-23,11-30,12-7)

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRED J. GREENE, JR.

Notice is given that Shannon Greene, whose address is 14604 Dunbarton Drive, Upper Marlboro, MD 20772, was on November 3, 2023 appointed Personal Representative of the estate of Fred J. Greene, Jr., who died on July 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of May, 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.

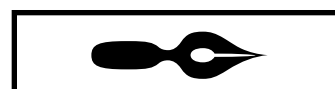
A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

SHANNON GREENE
Personal Representative

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

Estate No. 130935

145895 (11-23,11-30,12-7)



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERIC CHAVEZ RUFFIN

Notice is given that Kabrea Tyler, whose address is 6833 Jade Court, Capitol Heights, MD 20743, was on July 10, 2023 appointed personal representative of the small estate of Eric Chavez Ruffin, who died on March 4, 2023 without a will.

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

All persons having any objection to the appointment 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.

KABREA TYLER
Personal Representative

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

Estate No. 129014

145890 (11-23)

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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

**2109 WINTERGREEN AVENUE
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated April 20, 2000 and recorded in Liber 13831, Folio 190, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,250.00, and an interest rate of 2.000%, 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 **DECEMBER 12, 2023 AT 11:21 AM**

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 458973)

Richard E. Solomon, et al.,
Substitute Trustees



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

145881 (11-23,11-30,12-7)

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

**4640 QUIMBY AVENUE
BELTSVILLE, MD 20705**

By authority contained in a Deed of Trust dated May 24, 2004 and recorded in Liber 20157, Folio 642 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$39,000.00, and an interest rate of 11.000%, 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 **DECEMBER 12, 2023 AT 11:25 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 459543)

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

Richard E. Solomon, et al.,
Substitute Trustees



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

145883 (11-23,11-30,12-7)

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

**5434 MACBETH STREET
HYATTSVILLE A/K/A LANDOVER, MD 20785**

By authority contained in a Deed of Trust dated December 30, 1993 and recorded in Liber 9289, Folio 332, and re-recorded at Liber 10091, Folio 46, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$74,932.00, and an interest rate of 7.000%, 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 **DECEMBER 12, 2023 AT 11:29 AM**

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest. (CGD File #: 459257)

Richard E. Solomon, et al.,
Substitute Trustees



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

145885 (11-23,11-30,12-7)

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

**4718 ENGLISH COURT
SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, 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 **DECEMBER 12, 2023 AT 11:27 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 \$20,000.00 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 #: 454612)

Richard E. Solomon, et al.,
Substitute Trustees



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

145884 (11-23,11-30,12-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**9713 FOX RUN DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Clifford E Hendking and Beatrice E Hendking aka Beatrice E Baskerville, dated August 26, 2005, and recorded in Liber 23341 at folio 101 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

**DECEMBER 12, 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 \$18,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 23-600031)

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

145880 (11-23,11-30,12-7)

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: **12/4/2023.**

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**

2018 HONDA CIVIC VA K58928 2HGFC2F71JH549836

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

2004 CHEVROLET TRAILBLAZER DC GL2062 1GNDS13S342247075
2005 NISSAN ALTIMA MD 1FH2400 1H4AL11D45N478568

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

2014 HONDA ACCORD VA TYB4761 1HGCR2F54EA234274

**METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400**

2011 BUICK REGAL VA TXA1244 W04GU5GC7B1000150
2014 CHEVROLET CRUZE MD 1BE0712 1G1PA55G8E7138718
2001 MERCEDES-BENZ C240 WDBRF61J81F076336
2000 HONDA ACCORD MD 4EX4365 1HGCG165XYA022080
2004 FORD MUSTANG MD 7EM8044 1FAFP40464F119230
2008 CHEVROLET EXPRESS MD 4EP9325 1GCHG35K481169017
2017 FORD FUSION VA TPX3844 3FA6P0T191HR308456

PAST & PRESENT TOWING & RECOVERY INC

**7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222**

2006 HYUNDAI SONATA VA TSN3422 KMHE746C36A134747

145912 (11-23)

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

LEGALS



**WASHINGTON
SUBURBAN SANITARY COMMISSION
STATEMENT OF NET POSITION
AS OF JUNE 30, 2023 AND 2022
(in thousands)**

	2023	2022 (Restated)
ASSETS		
Current assets:		
Cash (Note B)	\$ 35,629	\$ 30,292
Investments (Note B)	346,033	267,087
Accrued interest receivable	7,345	829
Receivables, net (Note C)	134,720	120,956
Lease and lease interest receivable, ST (Notes C and N)	2,602	2,416
State grants receivable	12,969	13,215
Prepaid expenses	21,315	15,403
Total current assets	560,613	450,198
Non-current assets:		
Capital assets, net of accum. DEPR/AMORT (Note D)	9,295,438	9,017,718
Investments restricted for capital construction (Note B)	171,204	139,381
Lease and lease interest receivable, LT (Note N)	11,006	13,325
Note Receivable (E)	3,024	3,255
Total non-current assets	9,480,672	9,173,679
Total assets	10,041,285	9,623,877
DEFERRED OUTFLOWS OF RESOURCES		
Deferred amount from pension (Note K)	135,173	23,329
Deferred amount from OPEB (Note L)	40,211	17,370
Total deferred outflows of resources	175,384	40,699
Total assets and deferred outflows of resources	\$10,216,669	\$9,664,576
LIABILITIES		
Current liabilities:		
Bonds and notes payable, current maturities (Notes I and J)	\$ 322,940	\$ 318,427
Accounts payable and accrued liabilities	188,906	175,357
Accrued bond and note interest payable	12,869	11,687
Deposits and unearned revenue	10,879	10,119
Total current liabilities	535,594	515,590
Non-current liabilities:		
Bonds and notes payable, net of current maturities (Notes I and J)	4,005,432	3,784,141
Net pension liability (Note K)	253,600	24,681
Net OPEB liability (Note L)	79,858	37,223
Lease and SBITA payable, LT (Notes N & O)	2,003	5,160
Deposits, unearned revenue and other long-term liabilities (Note H)	19,284	20,145
Total non-current liabilities	4,360,177	3,871,350
Total liabilities	4,895,771	4,386,940
DEFERRED INFLOWS OF RESOURCES		
Deferred amount from pension (Note K)	352	95,830
Deferred amount from OPEB (Note L)	22,548	49,651
Deferred amount from debt refunding (Note A)	8,146	9,132
Deferred amount from leases (Note N)	12,838	15,353
Total deferred inflows of resources	43,884	169,966
Total liabilities and deferred inflows of resources	4,939,655	4,556,906
NET POSITION		
Net investment in capital assets	5,044,747	4,952,520
Restricted for growth construction	60,093	49,560
Unrestricted	172,174	105,590
Total net position	5,277,014	5,107,670
Total liabilities, deferred inflows of resources and net position	\$10,216,669	\$9,664,576

The accompanying notes are an integral part of these financial statements.

145908 (11-23)

LEGALS

**NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, NOVEMBER 30, 2023
6:00 P.M.**

**Special Exception Application No. 951- 595 Main Street Unit #233
Laurel, MD 20707**

"The applicant is seeking approval to operate a tattoo and body piercing shop".

The City of Laurel Board of Appeals will hold a virtual public hearing regarding this application. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at <https://www.cityoflaurel.org/clerk/meetings> by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

145875 (11-23)

LEGALS

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, NOVEMBER 13, 2023**

ORDINANCE O-24-05

AN ORDINANCE concerning.

ANNUAL SALARY INCREASES FOR THE MAYOR AND CITY COUNCIL

FOR the purpose of increasing the annual salary of the Mayor from \$11,118 to \$15,000 over the next four years and increasing the annual salaries of the City Council from \$7,329 per Councilperson to \$15,000 per Councilperson over the next four years, with such annual salary increases becoming effective as to the Mayor and Councilpersons holding office on October 7, 2024 following the next upcoming regular election and each October until 2027 for all elective City officers on September 9, 2024; providing that the title of this Ordinance shall be deemed a fair summary; and generally relating to the annual salaries of the Mayor and City Council of the City of Seat Pleasant.

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

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

145876 (11-23,11-30)

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-031-2023 (DR-3) - AN ORDINANCE CONCERNING CONVENIENCE STORES—GAS STATIONS—TOBACCO SHOPS—TOBACCO PRODUCT DISPLAY AND SALES AREA for the purpose of modifying the definitions of Convenience Store, Gas Station, and Tobacco Shop uses in the Zoning Ordinance to clarify the percentage of certain uses that may be dedicated to the display and sales of tobacco and cannabis-related products; and providing for a transition period to ensure compliance.
ENACTED: 7/18/2023; EFFECTIVE: 9/5/2023

CB-044-2023 (DR-2) - AN ACT CONCERNING GAS STATION PRICE SIGNAGE for the purpose of requiring gas stations to display the credit card price on their signs.
ENACTED: 9/6/2023; SIGNED: 9/27/2023; EFFECTIVE: 11/12/2023

CB-046-2023 (DR-4) - AN ACT CONCERNING THE HEALTHY RESTAURANT PROGRAM for the purpose of establishing a voluntary healthy restaurant certification program.
ENACTED: 7/18/2023; UNSIGNED: 8/11/2023; EFFECTIVE: 9/26/2023

CB-048-2023 - AN ACT CONCERNING MASTER ELECTRICIAN, JOURNEYMAN ELECTRICIAN, APPRENTICE ELECTRICIAN AND ELECTRICAL CONTRACTOR for the purpose of removing Master Electrician, Journeyman Electrician, Apprentice Electrician and Electrical Contractor from Subtitle 2, Division 14B to be in compliance with the Maryland Electricians Act revisions.
ENACTED: 9/6/2023; SIGNED: 9/27/2023; EFFECTIVE: 11/12/2023

CB-054-2023 (DR-2) - AN ORDINANCE CONCERNING ADMINISTRATION—STANDARD REVIEW PROCEDURES—SUMMARIES OF OPPOSITION ARGUMENTS AND OBJECTIONS for the purpose of requiring a summary of testimony in opposition and in support of proposed development applications, as expressed through oral or written testimony submitted during consideration of certain development applications pursuant to the Zoning Ordinance.
ENACTED: 9/6/2023; EFFECTIVE: 10/23/2023

CB-055-2023 (DR-2) - AN ACT CONCERNING APPLICATIONS—STANDARD REVIEW PROCEDURES—PUBLIC HEARING TESTIMONY for the purpose of requiring a summary of testimony in opposition and in support of proposed subdivision applications, as expressed through oral or written testimony submitted during a public hearing, to be included within the administrative record.
ENACTED: 9/6/2023; SIGNED: 9/27/2023; EFFECTIVE: 11/12/2023

CB-061-2023 (DR-3) - AN ACT CONCERNING COUNTY REAL PROPERTY AS SURPLUS PROPERTY for the purpose of repealing in its entirety and reenacting provisions of the Code regulating the procedure to declare County Real Property as Surplus Property; methods of disposition of surplus property; approval by Council; and execution of disposition.
ENACTED: 7/18/2023; SIGNED: 8/10/2023; EFFECTIVE: 9/25/2023

CB-064-2023 - AN ACT CONCERNING STORMWATER MANAGEMENT - WASTEWATER PROTECTION AND RESTORATION REVENUE OBLIGATIONS - MARYLAND WATER INFRASTRUCTURE FINANCING ADMINISTRATION LOANS for the purpose of authorizing and empowering Prince George's County, Maryland (the "County") to borrow money and incur indebtedness in an aggregate principal amount not exceeding Forty-Five Million Dollars (\$45,000,000) (the "Loan") under one or more loan agreements (each, a "Loan Agreement") to be executed and delivered by the County and the Maryland Water Infrastructure Financing Administration ("MWIFA"), previously the Maryland Water Infrastructure Financing Administration, to be evidenced and secured by one or more revenue notes or other obligations (each, a "Note") in an aggregate principal amount equal to the amount of the Loan under the Loan Agreements and to borrow money and incur indebtedness in order to refund or refinance the Loan and the Notes and any other indebtedness authorized hereby in a maximum principal amount not to exceed one hundred fifty percent (150%) of the aggregate principal amount of indebtedness refunded or refinanced (collectively, the "Obligations"), pursuant to the Maryland Water Infrastructure Financing Administration Act, Sections 9-1601 to 9-1622, inclusive, of the Environment Article of the Annotated Code of Maryland, as amended, replaced or recodified from time to time (the "Water Infrastructure Act") and Section 10-203(b) of the Local Government Article of the Annotated Code of Maryland, as amended, replaced or recodified from time to time (collectively, the "Enabling Acts"), for the purpose of financing and refinancing in whole or in part costs of the design, planning, construction, equipping, installation, reconstruction, establishment, expansion, extension, enlargement, demolition, improvement and acquisition of certain capital improvement projects of the County's Stormwater Management - Watershed Protection and Restoration Program set forth in the capital program and the capital budget of the County adopted by the County pursuant to Council Bill CB-32-2016, passed by the County Council on May 26, 2016, and approved by the County Executive of the County (the "County Executive") on May 31, 2016, including without limitation expenditures authorized pursuant to Council Bill CB-24-2020, passed by the County Council on May 29, 2020, and approved by the County Executive on June 3, 2020, Council Bill CB-35-2021, passed by the County Council on May 27, 2021, and approved by the County Executive on May 28, 2021, Council Bill CB-56-2022, passed by the County Council on June 1, 2022, and approved by the County Executive on June 21, 2022, including describing the capital projects to be financed, refinanced and reimbursed in whole or in part from the proceeds of the Loan hereby authorized and the estimated cost thereof; approving the form and authorizing and providing for the execution of the Loan Agreement and the Notes; prescribing or providing for the form and tenor of the Notes and the terms and conditions for the issuance and sale thereof at private sale to MWIFA created pursuant to the Water Infrastructure Act; directing the application of the proceeds of the Loan; providing that the Obligations and the interest and any premium on them shall be limited obligations of the County payable from and secured by certain amounts from time to time on deposit in the Local Watershed Protections and Restoration Fund established pursuant to Section 10-301 of the Prince George's County Code, as amended, replaced or recodified from time to time, and shall never constitute an indebtedness or charge against the full faith and credit or taxing powers of the County within the meaning of any constitutional or charter provision or statutory limitation; authorizing the private (negotiated) or public sale of the Obligations as determined by the County Executive to be in the best interest of the County and other details with respect to the sale of such Obligations; providing for the preparation and distribution of a preliminary official statement and a final official statement to be used in connection with the sale of the Obligations; covenanting or providing for the making of certain covenants on matters relating to the tax-exempt status of interest on the Obligations; providing for compliance with Securities and Exchange Commission Rule 15c2-12; providing for the authorization of the entry into interest rate exchange agreements or contracts in connection with or incidental to any of the obligations authorized by this Act; authorizing the County Executive to delegate to appropriate officials the power to make certain determinations and sign certain documents, certificates or agreements authorized to be made or signed by the County Executive herein; and otherwise generally determining or providing for the determination of certain matters in connection with the authorization, issuance, sale, delivery and payment of the Obligations and the consummation of the transactions contemplated by this Act.
ENACTED: 9/6/2023; SIGNED: 9/27/2023; EFFECTIVE: 11/12/2023

CB-065-2023 (DR-2) - AN ACT CONCERNING UNIVERSAL DESIGN FOR HOUSING for the purpose of ensuring safe and inclusive residential dwelling options in future housing developments for all County residents, regardless of their ability, disability or functionality in a universally designed environment; regarding certain definitions; regarding a certain application and certain exemptions; regarding universally designed features; regarding universally designed features for certain types of housing construction; regarding the potential waiver of certain requirements by the Director of the Department of Permitting, Inspections, and Enforcement in certain instances; regarding County amendments to applicable Codes; regarding the conflict of laws; regarding establishing a Universal Design Implementation Workgroup by Resolution; and generally regarding Universal Design elements for residential dwelling units.
ENACTED: 9/12/2023; SIGNED: 10/5/2023; EFFECTIVE: 11/20/2023

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

ATTEST:
Donna J. Brown
Clerk of the County Council

Copies of these documents are available for viewing online at <https://pgccouncil.us/LZIS>.

145910 (11-23)

LEGALS

**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION
AND
THE PRINCE GEORGE'S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL**

**NOTICE OF INITIATION FOR THE PORT TOWNS SECTOR PLAN
AND SECTIONAL MAP AMENDMENT**

On October 24, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-094-2023, authorizing The Maryland-National Capital Park and Planning Commission to prepare a sector plan and concurrent sectional map amendment (SMA) for Port Towns, which includes Bladensburg, Colmar Manor, Cottage City, and Edmonston and other properties in the vicinity outside municipal limits. The Council simultaneously approved the goals, concepts, and guidelines and a public participation program for this comprehensive planning project within portions of Planning Areas 68 and 69. A copy of the approved resolution can be viewed here: <https://princegeorgescountymd.legistar.com/LegislationDetail.aspx?ID=6378294&GUID=3AC2F8F0-9DE5-4670-9786-AB2B9562EF2>

The sector plan area (see Map 1) generally encompasses the municipal boundaries of Bladensburg and also includes properties south of MD 450 (Annapolis Road) to MD 295 (Baltimore-Washington Parkway); municipal boundaries of Cottage City; municipal boundaries of Edmonston, and some properties east of Edmonston's municipal boundary, west of Bladensburg municipal boundary, and south of Carter Lane; and the municipal boundaries of Colmar Manor and some properties north of the District of Columbia boundary and west of the Anacostia River.

The sector plan will help implement the vision, strategies, and recommendations set forth in the 2014 General Plan, *Plan Prince George's 2035* (Plan 2035), the County's comprehensive plan for development. Plan 2035 identifies Port Towns as a Neighborhood Center that is primarily lower density, residential areas. The primary goal of this sector plan is to develop a cohesive vision for the future growth and development of the plan area. The plan should complement Plan 2035 and recommend implementable policies and strategies for land use; economic prosperity; transportation and mobility; the natural environment; housing and neighborhoods; community heritage, culture and design; public facilities; and healthy communities.

The purpose of this notice is to foster a transparent and comprehensive public participation process. Over the next year, staff will carry out an extensive public outreach effort to generate a consensus around innovative concepts and recommendations within the community that will inform the sector plan. This will involve engaging with residents, business owners, stakeholders, agencies, and elected and appointed officials in the plan area to identify opportunities to grow and enhance this area of the County, as well as to better understand community interests and concerns.

The project team invites the Port Towns community to commemorate the initiation of this planning process at a kickoff meeting on December 6, 2023. Information about this meeting can be found on the Prince George's County Planning Department's website. Interested residents are encouraged to participate in the planning process, and public input meetings and events will be scheduled both in-person and online throughout 2024. For more information about this project email Porttowns@ppd.mncppc.org or visit our website: <https://pgplan.org/porttowns>

IMPORTANT NOTICE TO RESIDENTS AND BUSINESS AND PROPERTY OWNERS: The public participation program will culminate in a joint public hearing of the Prince George's County Council, sitting as the District Council, and the Prince George's County Planning Board anticipated for May 2025 to receive formal public testimony on the Staff Draft Sector Plan and proposed SMA.

IF YOUR PROPERTY IS LOCATED WITHIN THE SECTOR PLAN BOUNDARY, APPROVAL OF A NEW SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

If you intend to provide in-person testimony at the Joint Public Hearing on the SMA and/or file a statement in the official record, and your intent is to request or support intensifying the zone classification of your property, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. As required by law, the completed affidavit must be received by the Clerk of the Council at least **thirty (30) days prior to the joint public hearing on the SMA**. Please note, affidavits will be accepted in electronic format rather than by U.S. mail. Kindly submit completed affidavits to the Council's eComment portal, as follows: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Failure to file a timely affidavit before the date of the joint public hearing on the SMA may prohibit consideration of an intensification of zoning by the District Council. Affidavit forms are available online and may be downloaded at the following website:

Individuals: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov-forms/PNGN01.pdf>
Entities: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov-forms/PNGN02.pdf>
Agent: <http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov-forms/PNGN03.pdf>

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is **prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland)**. An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available online at the following website: <https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov-forms/PNGN04.pdf>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission, 410.260.7770.

For additional information, contact the Port Towns Planning Team
M-NCPPC, Prince George's County Planning Department, Community Planning Division
Porttowns@ppd.mncppc.org
<https://pgplan.org/porttowns>

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

ATTEST:
Donna J. Brown
Clerk of the County Council

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

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