LEGALS

INCE GEORGE'S COUNTY GOVERNMENT FICE OF CENTRAL SERVICES LAND ACQUISITION AN SURPLUS PROPERTY Advertisements to General Publ

This notice is to inform the public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-71-2019. The price listed for each property is the appraised value. and each property will be disposed at fair market value.

This offer opened in December 2019 and shall remain open until OCS has disposed of the listed parcel. All Expression of Interest contracts for surplus the successful bidder. Also enclosed Pur-

Resolution (CR-71-2019) must be executed by September 30, 2021

During this period, expressions of interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds (MONEY OR-DER OR BANK DRAFT ONLY), payable to Prince George's County, Maryland, and must be submitted along with your bid submission. A separate deposit must be included for each expression of interest. This deposit will be refunded if I am not

chaser Expression of Interest form and development / or intended use proposal for this property.

Note: All land to be disposed via public sale has no structures or improvements and is sold as is.



For a complete List of properties visit www.princegeorges countymd.gov/927/ Surplus-Real-Estate

PROPERTY LIST | For a complete List of properties visit www.princegeorgescountymd.gov/927/Surplus-Real-Estate

Location Size (Sq.ft or Acre)	Tax Account No.
Rinard Avenue, Beltsvil 5,040 sq. ft.	lle, MD 20705 Tax#: 01-0014258
Rinard Avenue, Beltsville, MD 20705 5,040 sq. ft. Tax#: 01-0069971	
4613 Rinard Avenue, Beltsville, MD 20705 2,520 sq. ft. Tax#: 01-0016105	
James Farmer Way, Ca 3,705 sq. ft.	pitol Heights 20743 Tax#: 18-2080869
1750 Torrance Ave, Capitol Heights 20743 2.05 acres Tax#: 06-2751279	
Emo St, Capitol Heights 20743 22,729 sq. ft. Tax#: 18-2057701	
Emo St, Capitol Heights 20743 Tax#: 18-2057677	
Emo St, Capitol Heights 20743	

Tax#: 18-2057693 Mars Ave, Suitland 20746 Tax#: 06-0589390 4,000 sq. ft

Mars Ave, Suitland 20746 4,000 sq. ft. Tax#: 06-0549980 Mars Ave, Suitland 20746 4,000 sq. ft. Tax#: 06-0588962 Mars Ave, Suitland 20746 Tax#: 06-0589051 8,000 sq. ft. Mars Ave, Suitland 20746 10,000 sq. ft. Tax#: 06-0589069 Southern Avenue, Suitland 20746 6,255 sq. ft. Tax#: 06-0474064 109 Talbert Dr, Oxon Hill 20745 Tax#: 12-1225184 3,914 sq. ft 107 Talbert Dr, Oxon Hill 20745 3,520 sq. ft. Tax#: 12-1225192 105 Talbert Dr, Oxon Hill 20745 3,520 sq. ft. Tax#: 12-1225200 103 Talbert Dr, Oxon Hill 20745 Tax#: 12-1225218 3,520 sq. ft. 101 Talbert Dr, Oxon Hill 20745 3,520 sq. ft. Tax#: 12-1225226

55 Talbert Dr, Oxon Hill 20745 Tax#: 12-1225234 6,400 sq. ft. Mystic Ave, Oxon Hill 20774 Tax#: 12-1303221 238,113 sq. ft. Piscataway Rd, Clinton 20735 Tax#: 09-0896365 0.50 acres 7801 Sarakal Road, Clinton 20735 Tax#: 09-0986505 11,176 sq. ft. 7803 Sarakal Road, Clinton 20735 10,000 sq. ft. Tax#: 09-0986513 7804 Sarakal Road, Clinton 20735 Tax#: 09-0986497 10,061 sq. ft. 7805 Sarakal Road, Clinton 20735 10,000 sq. ft Tax#: 09-0986521 7806 Sarakal Road, Clinton 20735 10,000 sq. ft. Tax#: 09-0986489 7807 Sarakal Road, Clinton 20735 Tax#: 09-0986539

Looking ahead - Stay tuned to the 2021 Surplus Grand Slam list in late fall.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

14715 TURNER WOOTTON PKWY. UPPER MARLBORO, MD 20774

Under a power of sale contained in a certain Deed of Trust dated July 27, 2007, recorded in Liber 28354, Folio 108 among the Land Records of Prince George's County, MD, with an original principal balance of \$936,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

JULY 20, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$77,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other or if ratification of the sale is denied by the chaser. Sub. Trustees will convey entier marketable of insurance date. It cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 312310-2)

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

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

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

(7-1,7-8,7-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

4807 WILLES VISION DR. BOWIE, MD 20720

Under a power of sale contained in a certain Deed of Trust dated November 10, 2006, recorded in Liber 26958, Folio 381 among the Land Records of Prince George's County, MD, with an original principal balance of \$586,000.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 3, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$63,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is rejusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANC-ING AT THE AUCTION. (Matter No. 173254-2)

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

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

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

LEGALS

10,000 sq. ft.

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

3306 WATERFORD MILL RD. A/R/T/A 12807 CONTEE MANOR DR. BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust dated February 16, 2011, recorded in Liber 32459, Folio 231 among the Land Records of Prince George's County, MD, with an original principal balance of \$1,136,160.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.), on

AUGUST 3, 2021 AT 11:06 AM

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

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

Terms of Sale: A deposit of \$106,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, rejectated or paid off the loan print to the sale. In a purchase the sale reinstated or paid off the loan prior to the sale. In any such event, this sale reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, circuit Court for any feason, the Furchaser's sole felliety, at law of equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 330287-1)

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF REAL PROPERTY AND ANY IMPROVEMENTS THEREON

10107 OLD INDIAN HEAD RD. A/R/T/A 10107 OLD INDIAN HEAD RD. SOUTH UPPER MARLBORO, MD 20772

Under a power of sale contained in a certain Deed of Trust dated August 18, 2006, recorded in Liber 26553, Folio 7 among the Land Records of Prince George's County, MD, with an original principal balance of \$370,400.00, default having occurred under the terms thereof, the Sub. Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD, 20772 (Duval Wing entrance, located on Main St.),

JULY 27, 2021 AT 11:05 AM

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

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

Terms of Sale: A deposit of \$43,000 in the form of certified check, cashier's check or money order will be required of the purchaser at time and place of sale. Balance of the purchase price, together with interest on the unpaid purchase money at the current rate contained in the Deed of Trust Note from the date of sale to the date funds are received by the Sub. Trustees, payable in cash within ten days of final ratification of the sale by the Circuit Court. There will be no abatement of interest due from the purchaser in the event additional funds are tendered before settlement. TIME IS OF THE ESSENCE FOR THE PURCHASER. Adjustment of all real property taxes, including agricultural taxes, if applicable, and any and all public and/or private charges or assessments, to the extent such amounts survive foreclosure sale, including water/sewer, ground rent and front foot benefit charges, to be adjusted to date of sale and thereafter assumed by purchaser. Purchaser is responsible for any recapture of homestead tax credit. All transfer taxes and recordation taxes shall be paid by Purchaser. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. Purchaser is responsible for obtaining physical possession of the property, and assumes risk of loss or damage to the property from the date of sale. The sale is subject to post-sale audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of the deposit without interest. If purchaser fails to settle within ten days of ratification, subject to order of court, purchaser agrees that property will be resold and entire deposit retained by Sub. Trustees as liquidated damages for all losses occasioned by the purchaser's default and purchaser shall have no further liability. The defaulted purchaser shall not be entitled to any surplus proceeds resulting from said resale even if such surplus results from improvements to the property by said defaulted purchaser. Sub. Trustees will convey either marketable or insurable title. If they cannot deliver one or the other, or if ratification of the sale is denied by the Circuit Court for any reason, the Purchaser's sole remedy, at law or equity, is return of the deposit without interest. BIDDERS ARE STRONGLY ENCOURAGED TO FOLLOW CDC GUIDANCE AND WEAR A COVER OVER BOTH NOSE AND MOUTH AND PRACTICE SOCIAL DISTANCING AT THE AUCTION. (Matter No. 333425-1)

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

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

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

www.alexcooper.com 139882 (7-15,7-22,7-29) 139883 (7-15,7-22,7-29) 139844 (7-8,7-15,7-22)

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

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

2331 PEMBERELL PLACE DISTRICT HEIGHTS, MARYLAND 20747

By virtue of the power and authority contained in a Deed of Trust from Rachelle Lawrence aka Rachelle I Lawrence, dated November 4, 2005, and recorded in Liber 24758 at folio 771 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction 14735 Main Street, Upper Marlboro, Maryland, on

AUGUST 3, 2021 AT 9:31 AM

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

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 \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cottlement charges shall be been by the purchaser. If the Substitute Trustops settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603610)

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

(7-15,7-22,7-29)139872

LEGALS

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

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

6913 GRENADA AVE OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Barbara Sabino aka Barbara L. Sabino, dated August 23, 2005, and recorded in Liber 23349 at folio 169 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

AUGUST 3, 2021 AT 9:32 AM

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

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 fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42462)

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

139881 (7-15.7-22.7-29)

LEGALS

NOTICE

IN THE MATTER OF: Taylor Jane Lightfoot

FOR THE CHANGE OF NAME TO: Iane Pierce

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-07359

A Petition has been filed to change the name of Taylor Jane Lightfoot to Jane Pierce

The latest day by which an objection to the Petition may be filed is

August 10, 2021.

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

(7-15)

139898

NOTICE

IN THE MATTER OF: Angel Matthew Sambula Leiva

FOR THE CHANGE OF NAME TO: Angel Matthew Sales Leiva

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-06759

A Petition has been filed to change the name of (Minor Child(ren)) Angel Matthew Sambula Leiva to Angel Matthew Sales Leiva.

The latest day by which an objection to the Petition may be filed is August 10, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139899

LEGALS

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

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

13113 SHINNECOCK DRIVE SILVER SPRING, MARYLAND 20904

By virtue of the power and authority contained in a Deed of Trust from Scafford F Forte, dated July 31, 2007, and recorded in Liber 28707 at folio 242 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction At the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, on

AUGUST 3, 2021 AT 9:30 AM

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

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 \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public sharpes and assessments payable on an annual basis to the extent such charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603613)

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

139873 (7-15,7-22,7-29)

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

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

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

You must reclaim these vehicles by: 07/28/2021

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

UMP9513 1FAFP53243A200397 2003 FORD **FOCUS** 1999 TOYOTA **CAMRY** 4T1BG22K0XU525072 IHMES95694S014585 2004 HONDA CIVIC 2003 CHEVROLET CAVALIER MD 2AN9669 1G1JC52F237334674

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

MD 148Z23 JHLRD1844VC011858 1997 HONDA CRV

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

1999 BMW 328I WBAAM5333XFR07096 2017 HONDA 1HGCT1B77HA003585 CIVIC 2007 VOLKSWAGEN PASSAT WVWEU93C47P048011 MD 92116HV 4T1BG22K4YU663568 2000 TOYOTA CAMRY INKBF01A12M004700 2002 INFINITY Q45 SAJWA06B29HR01421 2009 JAGUAR XF 2005 NISSAN 1N4AL11D95C295128 ALTIMA 2000 JAGUAR S-TYPE SAJDA01D5YGL24534 2012 INFINITY G37 DC FT1802 JN1CV6AR6CM681327 139904 (7-15)

ENACTED BILL

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

This is to give notice that Council Bill-35-2021 a summary of which follows, was adopted by the Prince George's County Council on May

CB-35-2021 - AN ACT CONCERNING FISCAL YEAR 2022 APPRO-PRIATIONS for the purpose of making appropriations for the support of the County government and for the Prince George's Community College and for the schools, institutions, departments, offices, boards, commissions, and agencies of Prince George's County, and for other purposes, for the fiscal year beginning July 1, 2021, and ending June 30, 2022; adopting the current expense budget, the capital improvement program, and the capital budget prepared according to the Charter of Prince George's County and submitted by the County Executive to the County Council; appropriating the items of expense in said current expense budget; establishing rates of reimbursement for subsistence expense in said current expense budget; establishing rates of reimbursement for subsistence expense in said current expense budget; establishing rates of reimbursement for subsistence expense in said current expense budget; establishing rates of reimbursement for subsistence expense in said current expense budget; establishing rates of reimbursement for subsistence expense for the subsistence of penses for employees of the County; providing for the inclusion of all State, Federal and private grants received subsequent to adoption of the current expense budget; imposing the applicable income and special area tax rates under the public general laws and public local laws of Maryland; all to be known as the Annual Budget and Appropriation Ordinance of Prince George's County for Fiscal Year 2022.

ENACTED: 5/27/2021; SIGNED: 5/28/2021; EFFECTIVE: 7/1/2021

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

Donna J. Brown Clerk of the Council

ATTEST:

139871

(7-15)

LEGALS

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 07/30/2021. Purchaser of vehicle(s) must have it represented accompanying the Torage. 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 in-terest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9484, 2009 TOYOTA VIN# 4T1BE46KX9U351655 NYATI AUTO REPAIRS 8110B PULASKI HWY ROSEDALE

LOT#9718, 2008 AUDI VIN# WAUAF78E38A033749 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9719, 2012 CHEVROLET VIN# 1G1PK5SC2C7187596 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9720, 2014 CHRYSLER VIN# 2C4RC1BGXER160270 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9722, 2006 BMW VIN# WBAEH13416CR50715 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9723, 2018 FORD VIN# 1FADP3F22JL206126 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9724, 2019 MITSUBISHI VIN# JA4AP4AU2KU025125 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9725, 2012 HONDA VIN# 2HKRM3H74CH500314 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

VIN# 1FDXF47S0YEA42450 ALLSTAR AUTOMOTIVE 127 2ND STREET LAUREL LOT#9727, 2004 ACURA

LOT#9726, 2000 FORD

VIN# 19UUA66244A027102 ALLSTAR AUTOMOTIVE 127 2ND STREET LAUREL LOT#9728, 2002 CHEVROLET

IERRY'S CHEVROLET 1940 EAST JOPPA RD BALTIMORE LOT#9729, 2001 GMC

VIN# 1GKEK13T31R207740

GERARD MCFARLANE 4013 34TH STREET MOUNT RAINIER LOT#9730, 2014 LEXUS VIN# JTHBK1GG2E2146759

AYT AUTO CLINIC 15007 MARLBORO PIKE UPPER MARLBORO LOT#9795, 2019 IEEP

VIN# 1C4RJEAG7KC763325

DENDRON PL LLC 12413 ARROW PARK DR FT WASHINGTON LOT#9796, 2017 TOYOTA VIN# 5YFBURHE9HP604858

IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER LOT#9797, 2016 CHRYSLER

VIN# 2C4RC1BG2GR289428 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9798, 2015 HYUNDAI VIN# KMHTC6AE5FU226937 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9799, 2008 HONDA VIN# 1HGCP26478A098322 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#9803, 2008 FORD VIN# 2FMDK48C68BA02536 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#9804, 2006 FORD VIN# 1FAFP53226A256634 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT#9805, 2019 FORD VIN# 3FA6P0LU5KR121815 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD BALTIMORE

LOT#9806, 2017 FORD VIN# 1FMCU9JD8HUA98105 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

LOT# 9807, 2018 FORD VIN# 1FADP3E28JL202194 KOONS FORD OF BALTIMORE 6970 SECURITY BLVD **BALTIMORE**

TERMS OF SALE: CASH

PUBLIC SALE The Auctioneer Reserves the right to post a minimum bid.

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

139901 (7-15,7-22)

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on August 26, 2021 and will be heard on October 26, 2021. Those

Class B, Beer, Wine and Liquor – 17 BL 80, 17 BL 81, 17 BL 82

Class B, BH, BLX, CI, DD, BCE, Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, August 4, 2021 at 7:00 p.m. and August 11, 2021 at 7:00 p.m. 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 <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director July 6, 2021

139902 (7-15,7-22)

NOTICE OF PUBLICATION

SHI CHEN 803 Pennino Ct. Accokeek, MD 20607

SIYU FAN

Plaintiff,

Defendant. In the Circuit Court for Prince George's County, Maryland Case No. CAD 20-15069

A Complaint for Absolute Divorce was filed with the Circuit Court for Prince George's County on August 24, 2020. This complaint was filed by the Plaintiff against the Defen-dant. Plaintiff is seeking divorce from the Defendant on account of his desertion.

It was on the 22nd day of June 2021, ORDERED, that the Plaintiff cause a copy of this Notice to be published at least once a week for three consecutive weeks. Publication will be completed by the 22nd of July, 2021. Defendant must file a response on or before the 23rd of August, 2021. Defendant is warned that failure to file a response within the time allowed may result in a de-fault judgment or the granting of the

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

(7-1,7-8,7-15) 139835

NOTICE

IN THE MATTER OF: Stephon Terrell Davis

FOR THE CHANGE OF NAME TO: Stephon Terrell Mann

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-07476

A Petition has been filed to change the name of Stephon Terrell Davis to Stephon Terrell Mann. The latest day by which an objection to the Petition may be filed is August 10, 2021.

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

NOTICE

(7-15)

IN THE MATTER OF: Godlove Vuyufambom

139896

FOR THE CHANGE OF NAME TO: Godlove Fambom Nkosu

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-07445

A Petition has been filed to change the name of Godlove Vuyufam-bom to Godlove Fambom Nkosu.

The latest day by which an objection to the Petition may be filed is August 10, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139897 (7-15)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL PAUL HARE

Notice is given that Barbara J Polikoff, whose address is 9050 Leonardtown Road, Hughesville, MD 20637, was on March 26, 2021 appointed Personal Representative of the estate of Michael Paul Hare who died on January 27, 2021 with a

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 September, 2021.

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

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

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

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

BARBARA J POLIKOFF Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 119685

139831 (7-1,7-8,7-15)

LEGALS

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel 600 Baltimore Avenue, Suite 208 Towson, MD 21204

Substitute Trustees,

17205 Summerwood Lane

Accokeek, MD 20607

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 18-05028

Notice is hereby given this 24th day of June, 2021, 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 26th day of July, 2021, 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 26th day of July, 2021.

The Report of Sale states the amount of the foreclosure sale price to be \$463,500.00. The property sold herein is known as 17205 Summerwood Lane, Accokeek, MD 20607.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 139823 (7-1,7-8,7-15)

NOTICE

Plaintiffs

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

vs.

Sy Ismaila Sahande

Defendant

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

CIVIL NO. CAEF 21-02705

ORDERED, this 6th day of July, 2021 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4321 39Th Place, Brentwood, Maryland 20722 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 6th day of August, 2021 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 6th day of August, 2021,

The report states the amount of sale to be \$272,000.00.

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

139888 (7-15,7-22,7-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELLEN CATHERINE HARTMAN

Notice is given that Joanne Hartman Garlow, whose address is 1725 New Hampshire Ave #107, Washington, DC 20009 was on May 7, 2021 appointed Personal Representative of the estate of Ellen Catherine Hartman who died on April 5, 2021 with

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 November, 2021.

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

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

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

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

JOANNE HARTMAN GARLOW Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County

Upper Marlboro, MD 20773-1729 Estate No. 120512

139832 (7-1,7-8,7-15)

Jacqueline P. Byrd-Tillman, Esquire 9698 Marlboro Pike Upper Marlboro, MD 20772 301-502-5257

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY J. VANCE

Notice is given that Adriane M. Vance, whose address is 240 Beverly Hills Circle #216, Lynchburg, VA 24502, was on May 18, 2021 appointed Personal Representative of the estate of Dorothy J. Vance who died on February 14, 2021 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of November, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the underigned 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 ob-tained from the Register of Wills.

ADRIANE M. VANCE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 120146 139829 (7-1,7-8,7-15)

NOTICE

In the Circuit Court for

Prince George's County, Maryland

Case No. CAE 21-04779

A Petition has been filed to change

the name of (Minor Child(ren)) Kennedy Micaela Gooden to Kennedy Micaela Carroll.

The latest day by which an objection to the Petition may be filed is

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

IN THE MATTER OF:

Kennedy Micaela Gooden

FOR THE CHANGE OF

Kennedy Micaela Carroll

NAME TO:

August 10, 2021.

139900

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED **LUCIUS STEWART**

Notice is given that Regina Stewart Little, whose address is 1709 Hampshire Green Lane #32, Silver Spring, MD 20903 was on February 8, 2021 appointed Personal Representative of the estate of Lucius Stewart who died on November 4, 2020 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of August, 2021. Any person having a claim against

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

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

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

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

REGINA STEWART LITTLE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 119301 139834 (7-1,7-8,7-15)

Joyce Ann Williams 7981 Eastern Ave #C-4 Silver Spring, MD 20910

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-585-1970

TO ALL PERSONS INTERESTED IN THE ESTATE OF AVEGENE SIMMONS AKA: AVEGENE L SIMMONS

Notice is given that Carmen Renee Banks, whose address is 11508 Senora Lane, Lusby, MD 20657, was on April 12, 2021 appointed Personal Representative of the estate of Avegene Simmons A.K.A. Avegene 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 2021.

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

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

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

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

CARMEN RENEE BANKS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 119791

139830 (7-1,7-8,7-15)

LEGALS

two months from the mailing or other delivery of the notice. A claim not presented or filed on

provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. KATHY J KERR

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 120677

(7-1,7-8,7-15) 139833

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NELLIE MAE MARSHALL

Notice is given that Milton E. Marshall, whose address is 12850 W. Idaho Dr. Lakewood, CO 80228, was on June 14, 2021 appointed personal representative of the small estate of Nellie Mae Marshall who died on January 6, 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 represen-tative 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

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

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

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

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

MILTON E. MARSHALL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 119450 (7-15)139889

NOTICE

NOTICE IN THE MATTER OF: Daniela Alejandra Molina Munoz

FOR THE CHANGE OF NAME TO: Daniela Alejandra Molina Muñoz

In the Circuit Court for Prince George's County, Maryland Case No. CAE 20-07423

A Petition has been filed to change the name of (Minor Child(ren)) Daniela Alejandra Molina Munoz to Daniela Alejandra Molina Muñoz. The latest day by which an objection to the Petition may be filed is August 3, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139874

IN THE MATTER OF: Grayson Tyler Rhodes

FOR THE CHANGE OF NAME TO:

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

Case No. CAE 21-06479 A Petition has been filed to change

the name of (Minor Child(ren)) Grayson Tyler Rhodes to Grayson Gussy Burden.

The latest day by which an objection to the Petition may be filed is August 3, 2021. MAHASIN EL AMIN

Clerk of the Circuit Court for Prince George's County, Maryland 139880

LEGALS

GOVERNMENT Board of License

PRINCE GEORGE'S COUNTY

Commissioners (Liquor Control Board) REGULAR SESSION

JULY 27, 2021

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

TRANSFER OF LOCATION

Durgesh Gupta, Member/Authorized Person, Nidhi S. Gaind, Member/Authorized Person, for a Class A, Beer, Wine & Liquor for the use of Capitol Liquors, LLC., t/a Southern Avenue Liquors, 5420 Silver Hill Road, Suitland, 20746 transfer from Capitol Liquors, LLC, t/a Southern Avenue Liquors, 4259 Southern Avenue, Capitol Heights, 20743, Durgesh Gupta, Member/Authorized Person, Nidhi S. Gaind, Member/Authorized Person.

TRANSFER

Chinchode Jayamala Reddy, Managing Member/Authorized Person, for a Class A, Beer, Wine & Liquor for the use of Watkins Park Liquor MD, LLC, t/a Watkins Park Liquors, 56 Watkins Park Drive, Upper Marlboro, 20774 transfer from Watkins Park Liquors, Inc., t/a Watkins Park Liquors, 56 Watkins Park Drive, Upper Marlboro, 20774, Samuel Turner, President/Secretary/Treasurer.

Surinder S. Rai, President, for a Class A, Beer, Wine & Liquor for the use of Rai Family, Inc., t/a Galaxy Liquor, 7241 Landover Road, Landover, 20785 transfer from Stella and Jane, LLC, t/a Galaxy Liquor, 7241 Landover Road, Landover, 20785, Jennifer Cho, Sole/Managing

Zahid H. Jafari, Member/Authorized Person, for a Class B+, Beer, Wine & Liquor for the use of Fairwood of Maryland, LLC, t/a Fairwood Wine and Spirits, 12420 Fairwood Parkway, Suite C, Glenn Dale, 20720, transfer from Fairwoods Restaurant, LLC, t/a Fairwood Café Wine and Spirits, 12420 Fairwood Parkway, Suite C, Glenn Dale, 20720, Jane Theresa Nixon, Managing Member, Mark J. Barry,

Sameer Ailawadi, Member, for a Class B(BH), Beer, Wine and Liquor for the use of AILCP Hospitality, LLC, t/a Wyndham College Park/Washington DC Area, 4095 Powder Mill Road, Beltsville, 20705, transfer from College Park Bev, LLC, t/a Sheraton College Park North, 4095 Powder Mill Road, Beltsville, 20705, Francis Ayoub, Authorized Person.

Charles K. Staples, Manager / Authorized Person, for a Class C,GCC, Beer, Wine & Liquor for the use of Lake Presidential Golf, LLC, t/a Lake Presidential Golf Club, 3151 Lake Presidential Drive, Upper Marlboro, 20774 transfer from Troon Beverages of Maryland, LLC, t/a Lake Presidential Golf Club, 3151 Lake Presidential Drive, Upper Marlboro, 20774, Edward Antonetti, Resident Agent.

NEW- CLASS B(BLX), BEER, WINE AND LIQUOR

Kai Tang, President/Treasurer, Meng Wei Wang, Vice Meng Wang, President/Secretary, for a Class B(BLX), Beer, Wine and Liquor for the use of Crazy Crab Brandywine, Inc., t/a Urban Crab Shack, 3310 Donnell Drive, Forestville, 20747.

NEW- CLASS B, BEER, WINE

AND LIQUOR Vu Phi Hoang, Vice President, James Pham, President for a Class B, Beer, Wine and Liquor for the use of Crab Tales of Camp Springs, LLC, t/a C Crab, 4823 Allentown Road, Suitland, 20746.

Rachhpal Singh, Member-Manager, Punita C. Rice, Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of New Northeast LP, LLC, t/a Bites at Langley, 8046 New Hampshire Avenue, Langley Park, 20783.

Peta Gaye-Cole, President, for a Class B, Beer, Wine and Liquor for the use of Getti's Island Spyce Restaurant & Lounge, LLC, t/a Getti's Island Spyce Restaurant Lounge, 3548 Crain Highway, Bowie, 20716.

Gbassay Kanu, Member/Authorized Person, Akuamoa Boateng, Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Golden Palace, LLC, t/a Golden Palace Lounge, 5106 Baltimore Avenue, Hyattsville, 20737.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, July 27, 2021. If you would like to attend, the link to the virtual hearing will be available one week prior on BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director June 22, 2021

139903

(7-15,7-22)139892

NOTICE ALTERNATE

SERVICE BY PUBLICATION DELICIA GUARDIA ALELUYA

Plaintiff,

DOUGLAS WILSON SABATH CORDONA

Defendant, In the Circuit Court for Prince George's County, Maryland Case No. CAD17-13778

This is to give notice that on the 6th day of June 2018, the Plaintiff, Delicia Guardia Aleluya, filed a Supplemental Complaint for Absolute Divorce in the Circuit Court for Prince George's County, Maryland. The Complaint seeks an absolute divorce from the Defendant, Douglas Wilson Sabath Cordona, on the grounds of one year's separation, and for such other and further relief as the Court deems necessary

and appropriate.
The Circuit Court for Prince George's County, Maryland may grant that relief unless Defendant can show reason why the court should not grant the rélief. Defendant must file a response to the complaint on or before September 9,

If Defendant fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in a newspaper in this county at least once a week for three (3) consecutive weeks on or before August 9,

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 139895 (7-15,7-22,7-29)

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

Estate No.: 119646 NOTICE OF

In The Estate Of:

LARRY BRATTON GILMORE

JUDICIAL PROBATE To all Persons Interested in the

You are hereby notified that a petition has been filed by Shenita L. Pittman-Bell for judicial probate for the appointment of a personal representative. A video hearing will be held September 8, 2021 at 11:00

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Cereta A. Lee UPPER MARLBORO, MD 20773-1729

Call 301-627-0900 for a quote.

DAVID L. SCULL 7960 Old Georgetown Rd. #8C Bethesda, MD 20814 301-913-9660

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA KAREN RICE

Notice is given that Rhonda E. Rice, whose address is 3223 Walton Pike, Dover, KY 41034, was on July 7, 2021 appointed Personal Representative of the estate of Linda Karen Rice, who died on April 17, 2021 without a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills

on or before the 7th day of January, 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.

> RHONDA E. RICE Personal Representative

CERETA A. LEE

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

> Estate No. 120578 (7-15,7-22,7-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

JEANETTE B RICHARDSAKA: JEANETTE EVELYN

Notice is given that Kathy J Kerr, whose address is 38074 East Edin-

view Court, Mechanicsville, MD 20659 was on May 6, 2021 appointed

Personal Representative of the estate

of Jeanette B Richards AKA: Jeanette Evelyn Richards, Jean B Richards who died on April 18, 2021 with a

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

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 No-

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

(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

(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

or before that date, or any extension

tative or the attorney.

vember, 2021.

following dates:

decedent's death; or

RICHARDS, JEAN B RICHARDS

IN THE ESTATE OF

Mark W Oakley 1801 Research Blvd, Suite 401 Rockville, MD 20850 301-424-8081

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SONG SIK CHOE

Notice is given that Soo Yun Kwon, whose address is 1761 Old Meadow Road, Unit 518, McLean, VA 22102, was on June 10, 2021 appointed Personal Representative of the estate of Song Sik Choe who died on February 16, 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 10th day of December, 2021.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed 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.

SOO YUN KWON Personal Representative

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

Estate No. 121145 139847 (7-8,7-15,7-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAE HELEN WILLIAMS GRAHAM

Notice is given that Margaret Latrell Watson, whose address is 2615 Boones Lane, District Heights, MD 20747, was on July 1, 2021 appointed Personal Representative of the estate of Mae Helen Williams Graham, who died on November 2, 2012 with earth and the state of the

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

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 Jan-

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative 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

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

> MARGARET LATRELL WATSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Estate No. 108739

for a quote.

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

> Substitute Trustees/ Plaintiffs,

VS. TAMMY A WISE 2809 Moores Plains Boulevard Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-16667

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 2809 Moores Plains Boulevard, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RAT-IFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July. 2021.

The report states the purchase price at the Foreclosure sale to be \$370 000 00.

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

(7-1,7-8,7-15)139820

NOTICE

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

> Substitute Trustees/ Plaintiffs,

IAHAN ARAGHI 10308 Bristolwood Court Laurel, MD 20708

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03233

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10308 Bristolwood Court, Laurel, MD 20708, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2021.

The report states the purchase price at the Foreclosure sale to be \$319,000.00.

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

139821

2013 without a will.

tative or the attorney.

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

UPPER MARLBORO, MD 20773-1729

139861 (7-8,7-15,7-22)

Call 301-627-0900

LEGALS

NOTICE

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

> Substitute Trustees/ Plaintiffs.

> > Defendant(s).

vs. DARLENE E.P. CLARK (DE-CEASED) DOUGLAS M. CLARK (DE-CEASED) 129 Joyceton Way Upper Marlboro, MD 20774

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-03235

Notice is hereby given this 22nd day of June, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 129 Joyceton Way, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 22nd day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

22nd day of July, 2021.

The report states the purchase price at the Foreclosure sale to be \$273,000.00.

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

(7-1,7-8,7-15) 139806

NOTICE

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

Substitute Trustees/

Plaintiffs, MARY JO KAHLER

10502 Weymouth Avenue Beltsville, MD 20705

Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 20-18294

Notice is hereby given this 24th day of June, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 10502 Weymouth Avenue, Beltsville, MD 20705, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 26th day of July, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the

26th day of July, 2021.

The report states the purchase price at the Foreclosure sale to be \$335,000.00.

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL ANDREW BA-**BALOGHO EFEMINI**

Notice is given that Teri Efemini, whose address is 2108 Woodvale Lane, Bowie, MD 20721, was on May 24, 2021 appointed Personal Representative of the estate of Michael Andrew Babalogho Efemini who died on April 24, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of November, 2021. Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative 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,

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

nine months from the date of the

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.

other delivery of the notice.

TERI EFEMINI Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 120724 <u>139891</u> (7-15,7-22,7-29)

NOTICE

IN THE MATTER OF: Mesole Rebecca Yetunde

FOR THE CHANGE OF NAME TO: Omotayo Rebecca Yetunde

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-07044

A Petition has been filed to change the name of Mesole Rebecca Yetunde to Omotayo Rebecca Yetunde.

The latest day by which an objection to the Petition may be filed is August 3, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139876

NOTICE

Ricky Muloweni FOR THE CHANGE OF NAME TO: Ricky Katsuya

IN THE MATTER OF:

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-06922

A Petition has been filed to change the name of Ricky Muloweni to Ricky Katsuva.

The latest day by which an objection to the Petition may be filed is August 3, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139906

NOTICE

IN THE MATTER OF: Maite Aida Campos-Portillo

FOR THE CHANGE OF NAME TO: Maite Aida Portillo

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-06512

A Petition has been filed to change the name of (Minor Child(ren)) Maite Aida Campos-Portillo to Maite Aida Portillo.

The latest day by which an objec tion to the Petition may be filed is July 19, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139879 (7-15)

NOTICE

Ava Nicole Minnis FOR THE CHANGE OF NAME TO: Ava Nicole Coleman

IN THE MATTER OF:

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-06741

A Petition has been filed to change the name of (Minor Child(ren)) Ava Nicole Minnis to Ava Nicole Cole-

The latest day by which an objection to the Petition may be filed is August 3, 2021. MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ODESSA V MORRIS

Notice is given that Horace Anthony Morris, whose address is 12410 Van Brady Road, Upper Marlboro, MD 20772, was on July 7, 2021 appointed Personal Representative of the estate of Odessa V Morris, who died on September 11, 2001 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 represen-tative 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 Jan-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.

HORACE ANTHONY MORRIS Personal Representative

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

Estate No. 61003 139894 (7-15,7-22,7-29)

NOTICE

IN THE MATTER OF: Shayne Zachary Strickland

FOR THE CHANGE OF Shayne Zachary Dennis-Strickland

In the Circuit Court for Prince George's County, Maryland Case No. CAE 21-07197

A Petition has been filed to change the name of Shayne Zachary Strickland to Shayne Zachary Dennis-Strickland.

The latest day by which an object tion to the Petition may be filed is August 3, 2021.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland 139875 (7-15)

LEGALS

JOHN D. HUNGERFORD P.O. Box 221 Bryans Road, MD 20616

301-283-6000 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT RICHARD ROBIE

Notice is given that Michael A. Gross, whose address is 15608 Blackburn St., Accokeek, MD 20607, was on June 18, 2021 appointed Personal Representative of the estate of Robert Richard Robie who died on March

30, 2021 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

December, 2021. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed 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.

MICHAEL A. GROSS Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120761

LEGALS

Jose L. Espejo, Esq. McMillan Metro, P.C. 7811 Montrose Road, Suite 400 Potomac, MD 20854 301-251-1180

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA M. PRESTIGIACOMO A/K/A PATRICIA M. PRESTI

Notice is given that Charles Presti, whose address is 304 C De Baca Rd., Corrales, New Mexico 87048, was on June 30, 2021 appointed Personal Representative of the estate of Patricia M. Prestigiacomo a/k/a Patricia M. Presti, who died on April 7, 2021 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 30th day of December 2021 Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, 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.

CHARLES PRESTI Personal Representative

139893

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

KAREN M SELBY 3261 Old Washington Road Suite 2020 Waldorf, MD 20602

202-854-0464 NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARRIE L SMITH

A.K.A. CARRIE L ABRAMS Notice is given that Crandall O Jones, whose address is 606 Borough Line Road, Collegeville, PA 19426, was on April 13, 2020 appointed Per-sonal Representative of the estate of Carrie L Smith a.k.a. Carrie L Abrams who died on January 14, 2020 with a will 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of October, 2020.

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:

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 ob-tained from the Register of Wills.

CRANDALL O 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. 120928 Estate No. 116523 (7-15,7-22,7-29) 139869 (7-8,7-15,7-22)

LEGALS

NOTICE

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

Plaintiffs, JUAN RIOS-ESCOBAR

7705 24th Avenue Hyattsville, MD 20783 Defendant(s). In the Circuit Court for Prince

ALBA ALVARADO

George's County, Maryland Case No. CAEF 18-45062 Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and de-scribed as 7705 24th Avenue, Hyattsville, MD 20783, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of August, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each

of three successive weeks before the of the day of August, 2021.

The report states the purchase price at the Foreclosure sale to be \$308,000.00.

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

(7-15,7-22,7-29)

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

139884

Substitute Trustees/

ANDREW LEE ROBINSON, JR. 9631 Reiker Drive Upper Marlboro, MD 20774 Defendant(s).

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-01612

Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9631 Reiker Drive, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the con-trary thereof be shown on or before the 6th day of August, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of August, 2021.

The report states the purchase price at the Foreclosure sale to be

MAHASIN EL AMIN

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

NOTICE HOF I GRANTOR TRUST 5 c/o BWW Law Group, LLC 6003 Executive Blvd., Suite 101 Rockville, MD 20852

A AND N ARCHITECTURAL, LLC

Plaintiff,

9401 Sheridan Street Lanham, MD 20706 Defendant(s). In the Circuit Court for Prince George's County, Maryland

Case No. CAEF 20-18306 Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 9401 Sheridan Street, Lanham, MD 20706, made and reported by the Substitute Trustee, will be RATIFIED AND CONTRIBUTED UNIONS COURSE TO THE PROPERTY OF THE PROPE FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of August, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper

printed in said County, once in each of three successive weeks before the 6th day of August, 2021. The report states the purchase

price at the Foreclosure sale to be \$266,000.00. MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(7-15,7-22,7-29)

139885

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

DENZIL A.S. MCDERMOTT KAREN J. DAVIS 7311 Havre Turn

Upper Marlboro, MD 20772

Substitute Trustees/

Defendant(s). In the Circuit Court for Prince George's County, Maryland Case No. CAEF 16-10743

Notice is hereby given this 6th day of July, 2021, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7311 Havre Turn, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CON-FIRMED, unless cause to the contrary thereof be shown on or before the 6th day of August, 2021, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of August, 2021. The report states the purchase price at the Foreclosure sale to be \$290,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk 139887 (7-15,7-22,7-29)

139878 139828 (7-1,7-8,7-15)139886 (7-15,7-22,7-29) 139822 (7-1,7-8,7-15) (7-1,7-8,7-15)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 or Fax (301) 627-6260