Lifeline Service in Maryland is provided by Verizon Maryland LLC and Verizon Online LLC

Lifeline is a government assistance program that is offered in conjunction with the Maryland Public Service Commission and the Federal Communications Commission. Verizon offers the following Lifeline-supported services as an Eligible Telecommunications Carrier:

- Voice Basic Tel-Life \$0.66 per month for 30 outgoing local calls and \$0.10 per local call over the 30 call limit. Value added services are not allowed (for example, Call Waiting and Caller ID).
- Voice Enhanced Tel-Life \$10.00 per month for unlimited local calls. This plan allows customers to order two value added services (for example, Call Waiting and Caller ID) at current rates.
- Broadband (internet) \$9.25 monthly discount for qualified customers who subscribe to Fios Internet service.

Only eligible consumers may enroll in the programs.

You may qualify for Lifeline service if you can show proof that you participate in certain government assistance programs or your annual income is 135% or below the Federal Poverty Guideline. If you qualify based on income, you will be required to provide income verification. For a list of qualifying government assistance programs and income guidelines, please see your state's application form from this same website.

In addition, the Lifeline program is limited to one discount per household consisting of wireline, wireless or broadband (internet). You are required to certify and agree that no other member of the household is receiving Lifeline service from Verizon or another provider.

Lifeline service is a non-transferrable benefit.

Consumers who willfully make false statements in order to obtain the benefit can be punished by fine or imprisonment, or may be barred from the program.

You must meet certain eligibility requirements in order to qualify for the Lifeline service. An application for Verizon Lifeline service can be obtained at this same website, <u>www.verizon.com/lifeline</u>, or an application can be mailed by calling 1.800.VERIZON (1.800.837.4966).

To find out more information, you may also call the Universal Service Administrative Company (USAC), which administers Lifeline for the FCC by calling (1.800.234.9473) or by accessing their website at <u>www.LifelineSupport.org</u>.

All rates, terms and conditions included in this notice are subject to change. For current Verizon Lifeline information and rates, visit www.verizon.com/tariffs.

144840

ORDER OF PUBLICATION

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

v.

Perrywood Community Association, Inc. Richard J. Hajjar, Trustee Alice A. Steely, Trustee Nationsbank of Maryland, N.A. n/k/a Bank of America, NA Prince George's County, Maryland

13200 TRUMPETER SWAN CT

and

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION

NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO SUBMIT WRITTEN COMMENTS

Pursuant to regulations governing the control of air pollution in the State of Maryland, COMAR 26.11.03.07, the Maryland Department of the Environment (the Department) has prepared a draft Title V – Part 70 Operating Permit for Parkway Generation Keys Energy Center, LLC (PSEG Keys Energy Center), located 10322 North Keys Road, Brandywine, Maryland 20613. The issuance of this permit will be the subject of a virtual public hearing to be held on July 26, 2023 at 6:30 PM.

The Department has made a tentative determination that the Title V -Part 70 Operating Permit can be issued. A final determination on issuance of the permit will only be made after review of all pertinent information presented at the public hearing or received via written comments during the comment period. Copies of the application, the draft Title V - Part 70 Operating Permit with conditions, the Fact Sheet and other supporting documents are available for public inspection on the Department website:

https://tinyurl.com/DraftTitleV

To attend the virtual public hearing, please register using the following link no later than 5:00 PM on July 25, 2023:

https://tinyurl.com/RegisterPSEGKeysHearing

On the day of the public hearing, registered attendees will receive instructions on how to join the virtual hearing using a computer and internet connection or telephone.

Interested persons may make oral comments at the hearing. In lieu of oral statements at the hearing, written comments may be submitted to Ms. Shannon Heafey, Title V Coordinator, by email at shannon.heafey@maryland.gov, or by mail to Ms. Shannon Heafey, Air and Radiation Administration, 1800 Washington Boulevard, Suite 720, Baltimore, Maryland 21230-1720, no later than August 4, 2023.

Comments will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

The Department will provide an interpreter for deaf and hearing-impaired persons provided that a request is made for such service at least ten (10) days prior to the hearing.

Further information may be obtained by emailing or calling Ms. Shannon Heafey, Title V Coordinator, Air Quality Permits Program, Air and Radiation Administration at (410) 537-4433.

Christopher R. Hoagland, Director Air and Radiation Administration

144776

(6-22)

LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION

NOTICE OF PUBLIC HEARING AND OPPORTUNITY TO SUBMIT WRITTEN COMMENTS

Pursuant to regulations governing the control of air pollution in the State of Maryland, COMAR 26.11.03.07, the Maryland Department of the Environment (the Department) has prepared a draft Title V – Part 70 Operating Permit for KMC Thermo, LLC's Brandywine Power Facility located at 16400 Mattawoman Drive, Brandywine, Maryland 20613. The issuance of this permit will be the subject of a virtual public hearing to be held on July 27, 2023 at 6:30 PM.

The Department has made a tentative determination that the Title V -Part 70 Operating Permit can be issued. A final determination on issuance of the permit will only be made after review of all pertinent information presented at the public hearing or received via written comments during the comment period. Copies of the application, the draft Title V - Part 70 Operating Permit with conditions, the Fact Sheet and other supporting documents are available for public inspection on the Department website:

LEGALS

ORDER OF PUBLICATION

Miyonna Campbell,

Plaintiff vs.

UV Properties LLC; Secured Real Estate Income Fund 1, LLC; Wanda W. Debord, Trustee

Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 5912 Cromwell Ct., Upper Marlboro, MD 20772, and more fully described in Liber 37398 Page 00099 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$18,867.00; and Assessed to: UV Properties LLC; Property ID: 15-1782671,

Defendants BR

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

Civil Action No.

C-16-CV-23-002614

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

Property described as 5912 Cromwell Ct., Upper Marlboro, MD 20772, and more fully described in Liber 37398 Page 00099 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$18,867.00; and Assessed to: UV Properties LLC; Property ID: 15-1782671.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County;

(6-22)

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before July 7th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 15th day of August, 2023 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 144795 (6-22,6-29,7-6)

ORDER OF PUBLICATION JOEL MORRIS

Plaintiff,

KAZ DEVELOPMENT, LLC SERVE ON: VICTOR M. KAZANJIAN, RES. AGENT

V.

AND

VICTOR M. KAZANJIAN, DIREC-TOR/MEMBER OF KB-MCKEE DEVELOPMENT, LLC,

AND

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

13209 MOLLY BERRY ROAD BRANDYWINE, MD 20613

AND

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

AND

UNKNOWN OWNERS OF THE PROPERTY:

13209 MOLLY BERRY ROAD BRANDYWINE, MD 20613

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002524

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

All that property in Prince George's County described as: (121.14 AC TO 3 588555 04 STR), 25,029.0000 SQ. FT., Assmt \$66,833, Map 147 Grid C1 Par 143 Lib 19334 FI 536, tax account no. 04-0259507, Deed ref. 19334/536 and assessed to KAZ DEVELOPMENT, LLC.

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

expired. It is thereupon this 15th day of June, 2023, by the Circuit Court for Prince George's County:

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 7th day of July, 2023, warning all persons interested in the property to appear in this Court by the 14th day of August, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

LEGALS

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

ORDER OF PUBLICATION

v. Hope Temple of Praise, Inc. Hope Temple of Praise, Inc. Hope Temple of Praise, Inc.

Hope Temple of Praise, Inc. Hope Temple of Praise, Inc. Hope Temple of Praise, Inc. Hope Temple of Praise, Inc.

7379 OLD ALEXANDRIA FERRY RD, #11B

arrea

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

and

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

13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073, 3rd (Third) Election District, described as follows: All that lot of land and imps 21,780.000 Sq. Ft. & Imps. Perrywood Blk E Assmt \$305,900 Lib 09668 FI 147 and assessed to Perrywood Comm Assoc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY Case Number: C-16-CV-23-002681

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps 21,780.000 Sq. Ft. & Imps. Perrywood Blk E Assmt \$305,900 Lib 09668 Fl 147 and assessed to Perrywood Comm Assoc.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2023, and redeem the property 13200 Trumpeter Swan Court, Upper Marlboro, MD 20774-7073 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

144793 (6-22,6-29,7-6)

and Prince George's (

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

and

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

7379 Old Alexandria Ferry Road, Clinton, MD 20735, 9th (Nineth) Election District, described as follows: All that lot of land and imps 1,941.0000 SqFt. & Imps. Alexandria Ferry B Assmt \$213,500 Lib 40591 Fl 558 Unit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY

Case Number: C-16-CV-23-002679

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 7379 Old Alexandria Ferry Road, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps 1,941.0000 SqFt. & Imps. Alexandria Ferry B Assmt \$213,500 Lib 40591 Fl 558 Unit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

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

It is thereupon this 13th day of June, 2023, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of August, 2023, and redeem the property 7379 Old Alexandria Ferry Road, Clinton, MD 20735 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 144794 (6-22,6-29,7-6)

https://tinyurl.com/DraftTitleV

To attend the virtual public hearing, please register using the following link no later than 5:00 PM on July 26, 2023:

https://tinyurl.com/RegisterKMCThermo

On the day of the public hearing, registered attendees will receive instructions on how to join the virtual hearing using a computer and internet connection or telephone.

Interested persons may make oral comments at the hearing. In lieu of oral statements at the hearing, written comments may be submitted to Ms. Shannon Heafey, Title V Coordinator, by email at shannon.heafey@maryland.gov, or by mail to Ms. Shannon Heafey, Air and Radiation Administration, 1800 Washington Boulevard, Suite 720, Baltimore, Maryland 21230-1720, no later than August 4, 2023.

Comments will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

The Department will provide an interpreter for deaf and hearing-impaired persons provided that a request is made for such service at least ten (10) days prior to the hearing.

Further information may be obtained by emailing or calling Ms. Shannon Heafey, Title V Coordinator, Air Quality Permits Program, Air and Radiation Administration at (410) 537-4433.

Christopher R. Hoagland, Director Air and Radiation Administration

144777

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF: MADELINE F MATZ ESTATE NO: 122053

PUBLIC NOTICE TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Richard W. Franklin, 8639 Trumps Hill Rd, Upper Marlboro, MD 20772, spouse, and Meegan J. Matz Brown, 12700 Stoney Creek Rd, Potomac, MD, 20854, daughter, challenging the will dated October 8, 2020 or codicil dated October 31, 2020 or both. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

(6-22,6-29)

144808

144807

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS FOR THE ESTATE OF:

PUBLIC NOTICE

JAMES ROBERT WILLIAMS

ESTATE NO: 126414

TO CAVEAT

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Andre Williams, 11500 Carriage Crossing Dr, Upper Marlboro, MD 20772, son, and Dwayne Williams, 3612 25th Ave, Temple Hills, MD 20748, son, challenging the will dated March 24, 2000. You may obtain from the Register of Wills the date and time of any hearing on this matter.

Cereta A. Lee
REGISTER OF WILLS FOR
Prince George's County
P.o. Box 1729
Upper Marlboro, MD 20773

(6-22,6-29) 1

(6-22)

ORDER OF PUBLICATION

Plaintiff,

Defendants.

Alyssa Maragh

V.

Betty E. Daigle, et al.

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-002515

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 9704 Tiberias Drive, Upper Marlboro, MD 20772 ("Property"), Account Number 1716026, assessed to Defendants, Betty E. Daigle and James L. Daigle, Personal Represetative of the Estate of Betty E. Daigle, and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

Property Address: 9704 Tiberias Drive, Upper Marlboro, MD 20772

Description on Certificate: The property in Mellwood, 15th Election District of said County, described as follows:

Estates Outlot a 6,685.0000 Sq.Ft. Rosaryville Estate Blk F Assmt \$833 Lib 04587 Fl 349 and assessed to Daigle Betty E.

Tax ID No. 15-1716026 009704 Tiberias Drive Upper Marlboro, MD 20772

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

It is thereupon this 15th day of June, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 14th day of August, 2023, to redeem the property located at 9704 Tiberias Drive, Upper Marlboro, MD 20772, Tax ID Number: 15-1716026, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh, a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 144841 (6-22,6-29,7-6) MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 144842 (6-22,6-29,7-6)

LEGALS

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

Upper Marlboro, Maryland 20773 In The Estate Of:

ERNEST S. PALMER, SR. Estate No.: 127731

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Ernest S. Palmer, Jr. for judicial probate of the copy of the will undated and unsigned and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 26, 2023 at 10:30 A.M.

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

Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

144809

(6-22,6-29)



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

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

4903 CHURCH ROAD **BOWIE, MD 20720**

Under a power of sale contained in a certain Deed of Trust from Irene M. Baldwin, dated April 11, 2016 and recorded in Liber 38259, Folio 529 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$645,000.00 and an original interest rate of 3.281%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 27, 2023 AT 10:55 AM

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

Terms of Sale: The property will be sold "as is" and subject to condiitons, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$44,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses f resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Sub-stitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 457592)

> Richard E. Solomon, et al., Substitute Trustees

ALEX COOPER

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

8712 JOLLY LANE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Claire R Kipila, dated August 18, 2009, and recorded in Liber 31207 at folio 323 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JUNE 27, 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 \$11,000.00 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 5.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the prop-erty 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 as-sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604253)

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

Ethel Mitchell 8403 Colesville Road Suite 1100 Silver Spring, MD 20910 240-638-2828

144686

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate court of Cuyahoga county, Ohio appointed Attorney Carmen M. Verhosek, whose ad-dress is 5455 Detroit Road, Sheffield Village, OH 44054, as the Personal Representative of the Estate of James Reginald Turner who died on April 26, 2022 domiciled in Ohio, USA.

Nancy L. Miller, Esq 8808 Old Branch Avenue Clinton, MD 20735 301-868-2350

(6-8,6-15,6-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS J EVANS

Notice is given that Quentin Evans, whose address is 12918 Jervis St, Clinton, MD 20735, was on March 7, 2023 appointed Personal Representative of the estate of Phyllis J Evans who died on February 14, 2023 with a will.

Further information can be ob-

LEGALS

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

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

4848 66TH AVENUE HYATTSVILLE, MD 20784

Under a power of sale contained in a certain Deed of Trust from Patricia Y. Black, dated October 16, 2007 and recorded in Liber 29029, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,000.00, and an original interest rate 5%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **JULY 11**, 2023 AT 11:26 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed 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 \$7,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such or the defaulting purchaser shall be light for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 422098)

> Richard E. Solomon, et al., Substitute Trustees



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

144687

Kristen M. Lohmeyer, Esq. Ally Legal Planning 5560 Sterrett Place, Suite 310 Columbia, MD 21044 410-746-0113

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELEANOR SLAYTON

Notice is given that Charlotte Slayton Kaetzel, whose address is 629 Milokai Street, Kailua, HI 96734, was on May 19, 2023 appointed Per-sonal Representative of the estate of Mary Eleanor Slayton, who died on April 6, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 19th day of November, 2023.

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.

CHARLOTTE SLAYTON KAETZEL Personal Representative

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

Estate No. 129309

(6-8,6-15,6-22)

144704

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

(6-8,6-15,6-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

410-268-6600

TO ALL PERSONS INTERESTED IN THE ESTATE OF ADRIAN CLEMENTS

Notice is given that Frances Clements, whose address is 5507 Noble Effort Court, Bowie, MD 20720, was on May 25, 2023 ap-pointed Personal Representative of the estate of Adrian Clements who died on March 28, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 25th day of November, 2023.

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 dece-dent 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.

FRANCES CLEMENTS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129412 144709 (6-8,6-15,6-22)

The Maryland resident agent for service of process is Monique Cabi-ness, whose address is 16425 Ellipse Terrace, Bowie, MD 20716.

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, 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 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 cred-itor 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.

CARMEN M. VERHOSEK Foreign Personal Representative

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

<u>144763</u>

Estate No. 129224 (6-15,6-22,6-29)



City of Hyattsville Police Department Unclaimed Property Auction

"The City of Hyattsville Police Department currently has the following unclaimed properties in storage. Certified letters have been issued to the last known owners with an intent to sell. All property remaining unclaimed will be publicly auctioned off to the highest bidder, through GovDeals.com, starting July 6, 2023.

If you recently received a letter from the Department or believe you may be the owner of an item, please call (301) 985-5060 or email CIS@hyattsville.org.

Bikes/Scooters:

Silver/Black Trek 3900 (Frame Only) Blue Trek Multitrack 750 Hybris Bike Blue/Silver Lincoln Meteor Mountain Bike Black/Silver Peugeot Hurricane Creek Mountain Bike Red/Silver Gary Fisher Mountain Bike Black Trolle T8 (Three-wheel Scooter) Black Wolf Warrior Electric Scooter

Other Items:

144741

Red Poulan Chain Saw Black Lucas hardshell Suitcase Black/Orange Slazenger Golf Bag w/ 14 clubs

tained 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of

September, 2023. 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:

decedent's death; or

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.

tained from the Register of Wills.

Personal Representative

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 128317

(6-8,6-15,6-22)

<u>144710</u>

908 York Road • Towson, MD 21204 • 410.828,4838 www.alexcooper.com

(6-22,6-29,7-6)

144798

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7002 FORBES BOULEVARD LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Donita D. Douglas, dated December 28, 2015, and recorded in Liber 37801 at folio 443 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

JULY 11, 2023

AT 9:34 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the 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 as sumed 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 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 # 23-600112)

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

144784

(6-22,6-29,7-6)

(6-15,6-22)

(1) Six months from the date of the

(2) Two months after the personal

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-

QUENTIN EVANS

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

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 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

JULY 11, 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the nucleosit will be resold at the risk and cost of the defaulting purchaser. 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 dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed 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 cottlomet charges shall be begine with a purchaser I the Substitute Trusters 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 # <u>20-604699</u>)

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

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

ATTORNEYS AT LAW 1099 WINTERSON ROAD

SUITE 301 LINTHICUM HEIGHTS, MD 21090

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

5511 FARRAGUT STREET

HYATTSVILLE, MD 20781

Under a power of sale contained in a certain Deed of Trust from Ger-

ber Rolando Salazar, and Leonardo Barrios, dated June 15, 2006 and

(6-22, 6-29, 7-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7651S ARBORY LANE, UNIT 350 LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Chungong aka Elizabeth Chungong Katta, dated April 26, 2006, and recorded in Liber 25177 at folio 212 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned 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

JULY 11, 2023

AT 9:36 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 Irust. 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 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 nurchaser in the opent softlement. 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 dis-trict charges to be adjusted for the current year to the date of sale, and as-sumed 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 chall be berne by the purchaser fittee Substitute Trustope 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 # <u>20-604820</u>)

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

144796

LEGALS

(6-22, 6-29, 7-6)

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

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

8220 CLAY DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated March 6, 2007 and recorded in Liber 28118, Folio 512 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on April 7, 2017, in the Land Records of Prince George's 9396, Folio 98, with an origin of \$259,000.00, and an interest rate of 6.250%, 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 JULY 11, 2023 AT 11:28 AM

The

Prince

George's

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Newspaper

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144782

recorded in Liber 26021, Folio 090 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$293,600.00, and an original interest rate of 5.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously sched-uled, on next day that court sits], on JULY 11, 2023 AT 11:32 AM

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

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

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure unition. In such owner the definition purchaser shall be likely for the auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion 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 #: 459626)

> Richard E. Solomon, et al., Substitute Trustees



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ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed 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 in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bilding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and inci-dental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion 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#: 449367)

> Richard E. Solomon, et al., Substitute Trustees



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Fax

301-627-6260

Have

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Safe



(6-22,6-29,7-6) 144801 (6-22, 6-29, 7-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WESLEY SUTTON

Notice is given that Randolph Brooks, whose address is 7262 Mahogany Drive, Hyattsville, MD 20785, was on February 27, 2023 appointed Personal Representative of the estate of Wesley Sutton, who died on December 28, 2022 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of August, 2023.

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; 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.

RANDOLPH BROOKS Personal Representative

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

	Estate No. 128099
144705	(6-8 6-15 6-22)

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL

HARBOR PROPERTY OWNER'S

In the Circuit Court for

Prince George's County, Maryland

Civil Case No. C-16-CV-23-000866

NOTICE is hereby given this 26th

Plaintiff

Defendant(s)

ASSOCIATION, INC.

Merle C Stephenson

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE RICH MCCLAIN

Notice is given that Maurice E Rich, whose address is 3426 Brinkley Road, #203, Temple Hills, MD 20748, was on May 3, 2023 ap-pointed Personal Representative of the estate of Joyce Rich McClain, who died on March 6, 2023 without a will 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 3rd day of November, 2023.

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; 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.

MAURICE E RICH Personal Representative

CERETA A. LEE REGISTER OF WILI PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBORC	
	Estate No. 128588
144706	(6-8,6-15,6-22)

	EGA	ALS	
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NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Bridgett Finney, whose address is 5010

Eisenhower Avenue, #301, Alexan-dria, VA 22304, was on May 4, 2023

appointed Personal Representative

of the estate of Barbara Jean Finney,

who died on February 7, 2023 with-

Further information can be ob-

tained 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 pro-bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 4th day of No-

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

(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

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.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 128742

(6-8,6-15,6-22)

other delivery of the notice.

BRIDGETT FINNEY

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>144707</u>

tative or the attorney.

vember, 2023.

decedent's death; or

IN THE ESTATE OF BARBARA JEAN FINNEY

out a will.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Tracy Span, whose address is 6 Plum Lane, P.O. Box 427, Fredericktown, PA 15333, was on May 9, 2023 appointed Per-sonal Representative of the estate of Matthew N Katsuleres, who died on November 14, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 9th day of November, 2023.

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; 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.

TRACY SPAN Personal Representative

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

Estate No. 128327

144708 (6-8,6-15,6-22)

File No. 22-PG-RT-1013

ORDER OF PUBLICATION

RTLF-MD, LLC C/o William M. O'Connell, Esquire Law Office of William M. O'-Connell, LLC 124 South Street, Suite 4 Annapolis, MD 21401 Tel. (410) 230-1800, Plaintiff

vs.

Antaeus Smith, and Prince George's County, Maryland,

And

as:

All other persons having or claim-In the Circuit Court for ing to have an interest in the property situate and lying in Prince George's County, Maryland known

LEGALS

Jeffrey K. Gordon, Esq.

Tobin, O'Connor & Ewing

5335 Wisconsin Avenue, NW #700 Washington, DC 20015

202-362-5907

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA JOYCE ANN HOLLISTER OKPAH

Notice is given that Constance

Thompson, whose address is 100 Denny Way, Unit 402, Seattle WA

98109, was on June 5, 2023 ap-pointed Personal Representative of the estate of Joyce Okpah AKAJoyce

Ann Hollister Okpah, who died on April 28, 2022 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 represen-tative or the attorney.

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 dece-dent 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

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-

CONSTANCE THOMPSON

tained from the Register of Wills.

Personal Representative

decedent's death; or

IN THE ESTATE OF

JOYCE OKPAH

ORDER OF PUBLICATION **BY POSTING**

PAUL JASON HERRING Plaintiff,

v5.	
ANGELINA	MICH
MARROW	

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

That the Defendant, ANGELINA MICHELLE MARROW, is hereby notified that the Plaintiff, has filed a COMPLAINT TO ESTABLISH CHILD CUSTODY, ACCESS AND **CHILD SUPPORT** naming them as the defendant and stating that the Defendant's last known address is 920 5TH ST, LAUREL, MD 20707,

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

ORDERED, said posting to be completed by the day of 1st day of July, 2023, and it is further;

OR BEFORE THE 31ST DAY OF JULY, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

Prince George's County, MD

LEGALS

ORDER OF PUBLICATION

Alyssa Maragh

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Plaintiff,

Naomi Associates, et al.

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

Case No.: C-16-CV-23-002501

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 6501 Valley Park Road, Capital erty, 6501 Valley Park Road, Heights, MD 20743 ("Property" Account Number 2105989, assessed to Defendant, Naomi Associates and sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

NOTICE OF REPORT OF SALE

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff v.

ARTHUR RAY BAKARI and Darlene Bakari

Defendant(s) In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-23-000882

NOTICE is hereby given this 30th day of May, 2023, by the Circuit Court for Prince George's County,

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Nathan K Son and Hoa Gam Ngyen Son

Defendant(s)

Prince George's County, Maryland Civil Case No. C-16-CV-23-000905

NOTICE is hereby given this 31st day of May, 2023, by the Circuit Court for Prince George's County, IN THE ESTATE OF MATTHEW N KATSULERES

IELLE Defendant

Case No.: C-16-FM-23-002375

ORDERED, ON THIS 1st day of June, 2023, by the Circuit Court for Prince George's County MD:

and therefore it is;

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

ORDERED that the DEFEN-DANT, **ANGELINA MICHELLE MARROW**, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

NOTICE OF REPORT

OF SALE

CAPITAL COVE AT NATIONAL

HARBOR PROPERTY OWNER'S

Robin Allen Gray and Jarvis Gray

ASSOCIATION, INC.

v.

144715 (6-8,6-15,6-22)

> 144760 (6-15,6-22,6-29)

UPPER MARLBORO, MD 20773-1729

v.

Plaintiff

Defendant(s)

Estate No. 125218

day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of June, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2346.14. The property sold herein is One 413,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144692 (6-8,6-15,6-22)

that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of June, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 30th day of June, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2093.60. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Ûnits numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144695 (6-8,6-15,6-22)

that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2144.38. The property sold herein is One 366,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proj-ect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN

144698 (6-8,6-15,6-22)

4829 King John Way, Unit 233 Upper Marlboro, MD 20772

Legal Description: 4,478 Sq.Ft. & Imps. Kings Council Condominium Unit 233 Account ID: 03-0219352 Deed Ref.: 45020/399 Assessed to: Smith, Antaeus, Defendants

In the Circuit Court for Prince George's County, Maryland **Case Number:**

C-16-CV-23-001240

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's ounty, Maryland and described as:

4829 King John Way, Unit 233, Upper Marlboro, MD 20772

Legal Description: 4,478 Sq.Ft. & Imps Kings Council Condominium Unit 233 Account ID: 03-0219352 Deed Ref.: 45020/399 Assessed to: Smith, Antaeus

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months

from the date of sale has expired. It is thereupon this 30th day of May, 2023, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three successive weeks, before the 23rd day of June, 2023, warning all persons interested in the said properties to be and ap-pear in this Court by the 1st day of August, 2023, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk <u>144696</u> (6-8,6-15,6-22) Prince George's County, Maryland Civil Case No. C-16-CV-23-000997

In the Circuit Court for

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 572.65. The property sold herein is One 52,500/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Stan-dard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin El Amin, Clerk (6-8,6-15,6-22) <u>144718</u>

Property Address: 6501 Vallev Park Road, Capital Heights, MD 20743

Description on Certificate:

The property in Seat Pleasant, 18th Election District of said County, described as follows:

Ege 8731

3,600.0000 Sq.Ft. Carmody Hills Lot 40 Blk T Assmt \$300 Lib 10490 Fl 139 and

assessed to Naomi Associates.

Tax ID No. 18-2105989 006501 Valley Park Road Capital Heights, MD 20743

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

It is thereupon this 30th day of May, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 1st day of August, 2023, to redeem the property located at 6501 Valley Park Road, Capital Heights, MD 20743, Tax ID Number: 18-2105989, and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff, Jessica Maragh, a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 144697 (6-8,6-15,6-22)

ADVERTISE! in The Prince George's Post

Call Today 301-627-0900

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

NOTICE OF INTENT TO DISPOSE OF **IMPOUNDED VEHICLES**

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice.

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

2002 CHEVROLET CAMARO 2G1FP22G122154884 2015 DODGE CHARGER 2C3CDXCT8FH754465 2011 FORD CROWN VICTORIA 2FABP7BV2BX176726 2002 CHEVROLET TRAILBLAZER 1GNDT13S222424077 2019 TOYOTA COROLLA 2T1BURHE8KC232727 2016 JEEP CHEROKEE 1C4PJMBS5GW123964 2007 ACURA TL 19UUA66247A007338 1998 HONDA ACCORD 1HGCG566WA061298 2004 FORD EREFESTAR 254144BB16660	<u>YEAR</u>	MAKE	MODEL	<u>VIN</u>
2004 FORD FREESTAR 21M2A51014DD10500 2004 LEXUS RX 2T2HA31UX4C037583	2015 2011 2002 2019 2016 2007 1998 2004	DODGE FORD CHEVROLET TOYOTA JEEP ACURA HONDA FORD	CHARGER CROWN VICTORIA TRAILBLAZER COROLLA CHEROKEE TL ACCORD FREESTAR	2C3CDXCT8FH754465 2FABP7BV2BX176726 1GNDT135222424077 2T1BURHE8KC232727 1C4PJMB55GW123964 19UUA66247A007338 1HGCG5656WA061298 2FMZA51614BB16960

<u>144778</u>

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT sealed bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management at 9400 Peppercorn Place, Suite 400, Largo, MD 20774 until July 24, 2023, at 11:59 p.m. local prevailing time for the following project:

Rehabilitation of Bridge No. P-0581 Harry S Truman Drive over Southwest Branch 948-H (E)

Contract Documents. 2.

- Contract documents are only available for download at the following websites
- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036439 at <u>Public Solicitations: eMaryland</u> Marketplace Advantage (eMMA).
- SPEED eProcurement Platform <u>http://discovery.ariba.com/</u> profile/AN01496591158 The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. <u>Project Description:</u> The work includes the removal of the existing bridge structure and construction of a new bridge. Replacement of the existing bridge will include a Prestressed Next Beam Bridge. The bridge work also consists of the driving of HP pile, construction of approach concrete slabs, deck overlay, concrete abutments and wing walls.

Minimum Qualifications: 4.

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid. The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

5. The estimated value of the Contract is classified with the letter designa-

LEGALS

hundred percent (100%) of the Contract will be required on this project.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.

13. This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.

14. This is a Federal Aid Project. The prime contractor must perform a minimum of 50.1% of the work.

15. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

16. An optional virtual Pre-Bid Conference will be held on July 7, 2023 at 10:00 a.m. local prevailing time, via Zoom at https://us05web.zoom.us/j/83177455029?pwd=cE5OVmp2QkxMWStr bzZGSDEyY0RBdz09

MeetingID:83177455029 Passcode: Du7CMB

144803

(6-22)

17. This project requires 25% DBE Mandate.

By Authority of Angela D. Alsobrooks **County Executive**

LEGALS

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, JUNE 29, 2023 <u>6:00 P.M.</u>

Special Exception Application No. 940- Peace of Patuxent- 228 Patuxent Place- Laurel, MD 20707

"Applicant is seeking a Special Exception for the establishment and operation of a nursing home in the residential home. The business, "Peace of Patuxent" is proposing to serve and provide respite services for woman who are fighting leveling cancers or receiving treatments."

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

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

<u>144779</u>

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.

LEGALS

CITY OF SEAT PLEASANT LEGISLATION ADOPTED CITY COUNCIL PUBLIC SESSION MONDAY, JUNE 12, 2023

ORDINANCE O-23-08

AN ORDINANCE CONCERNING AMENDMENT OF FISCAL YEAR 2022-2023 BUDGET FOR THE GOVERNMENT OFFICE OF CRIME CONTROL AND PREVENTION GRANT FOR RECRUIT-MENT FOR PUBLIC SAFETY. RESOLUTION THE DESIGNATION OF A COMMUNITY LEGACY AREA AND THE APPROVAL OF AN APPLICATION FOR, AND RECEIPT OF, FINANCING FOR A COM-MUNITY

ORDINANCE O-23-09

AN ORDINANCE CONCERNING AMENDMENT OF FISCAL YEAR 2022-2023 BUDGET FOR ADMINISTRATION SALARIES.

> CITY COUNCIL REGULAR WORK SESISON MONDAY, JUNE 5, 2023

EMEGERGENCY ORDINANCE O-23-10

AN EMEGENCY ORDINANCE TO EXTEND THE FISCAL YEAR 2022-2023 BUDGET FOR THIRTY DAYS.

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

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

144839

<u>144792</u>

(6-22)

(6-22,6-29,7-6)

(6-22, 6-29)

LEGALS

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL WEDNESDAY, JULY 12, 2023 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Text Amendment Application No. 263 (Ordinance No. 2012)

An ordinance to amend the Unified Land Development Code to include personal non-medical cannabis as a special exception use in certain zones within the City.

Meetings pertaining to this application will be held virtually and in-person. The public is welcome to attend and to testify, except at the Council Work For meeting details, Session. please visit https://www.cityoflaurel.org/clerk/meetings and submit a speaker list if you wish to speak.

(6-22,6-29,7-6)

LEGALS

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

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

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

You must reclaim these vehicles by: 7/5/2023.

tion "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.maryland.gov/ BusinessWithSHA/contBidProp/ohd/constructContracts/Cost <u>ClassKey.asp</u>)

The approximate quantities of major items of work involved are as follows

oughly the specifications and the conditions at the site of the work.

9. Bonding. A Performance Bond in the amount of one hundred percent

(100%) of the Contract amount and a Payment Bond in the amount of one

Quantity Unit Description

<u><u>v</u> aanna</u>	<u>u</u>	<u>Description</u>	-			•	· ·		
1 1	LS LS	Clearing and Grubbing Type C Engineer's Office	notice waives		ht of tit	le and inte	y-one (21) days of such erest in the vehicle and	2008 FORD	EDGE
1	LS	Construction Stakeout					· ·		CHA
1	LS	Maintenance of Traffic	You must rec	laim these vehic	cles by:	07/05/2023	B.		89
130	UD	Portable Variable Message Signs (PVMS)	Please contac	t the Revenue	Authori	ty of Prin	ce George's County at:		L
90 20	UD	Arrow Panel	301-685-5358.	t the Revenue I	Aution	ty of 1 m	te George's county at.		L1
30	BBL	Temporary Crash Cushion Sand filled plastic barrels	501 005 5550.						
250	EA	for MOT Drums for MOT		ALLEYCAT T	OWING	G & RECO	OVERY	2001 MEDCEDEC	
1200	CY	Class I Excavation		5110 B	UCHA	NAN ST		2001 MERCEDES	S-BEINZ E
845	LF	Silt Fence				, MD 2078	1		
75	SY	Class II Riprap for slope and channel protection					1		
1	LS	Temporary Barrier Diversion (TBD)		51	01-864-(1525			
1	LS	Removal of existing Structure							FC
260	CY	Structure Excavation (Class 3)	1997 HONDA	PRELUDE			JHMBB6244VC014302		
1	LS	Maintenance of Streamflow							
2	EA	Dynamic Pile Monitoring & CAPWAC-C Analysis		JI	D TOW	ING		2005 ACURA	TSX
940	LF	20 Inch Dia. Concrete Filled Steel Pipe Piles		2817	RITCH	HE RD			
1 1	LS	Footing Concrete		FOREST	VILLE	, MD 2074	7		N
1	LS LS	Substructure Concrete Superstructure Concrete		30	01-967-0)739			N
1	LS	Parapet Concrete		-					
1	LS	Approach Slab & Sleeper Slab Concrete	2000 DODGE	STRATUS			1B3EJ46XXYN112206		H
1200		Hot Mix Asphalt Super pave 9.5 mm for surface PG	2013 NISSAN	ROGUE	SC	TON384	JN8AS5MV3DW133182		
1200	1011	70-22, Level-2	2006 INFINITI	M35	VA	~	JNKAY01F56M262936		
100	TON	Hot Mix Asphalt Super pave 12.5 mm for surface	2018 CHEVROL		MD		3GNAXHEV9JS559583	2003 INFINITY	G35
		PG 70-22, Level-2	1998 SUBARU	LEGACY	WID	20100390	4S3BG6855W7617515		
850	TON	Hot Mix Asphalt Super pave 19.0 mm for surface	2003 FORD	RANGER	MD	31L206	1FTYR10D43TA14276	144844	
		for Wedge & level & Base PG 70-22, Level-2							
100	TON	Hot Mix Asphalt Super pave 25.0 mm for surface		ET S-10 PICKUP	MD	21J491	1GCCS1453YK294965		
7000	CN/	PG 70-22, Level-2	2008 PONTIAC				2G2WP552481164269		
7000	SY	Fine Milling Asphalt Pavement 1 inch to 2.5-inch	2019 NISSAN	ROGUE			JN1BJ1CR4KW622609		
3300	LF	depth Thermoplastic Pavement Marking Various Colors	2008 CHRYSLEI			3 EK0 2 (0	1C3LC55R78N2710823	THE ORPHAN	NS' COUI
645	LF	Contrast Pavement Marking Tape	2015 HYUNDAI		MD	3EK0260	5NPE34AF8FH024288	PRINCE GEO	
2	EA	Traffic Barrier W- Beam one sided parallel End	2006 DODGE	MAGNUM	PA	LFH8092	2D4GZ57266H410978	MAR	YLAND
-	2.1	Treatment Type C	2002 FORD	CROWN			2FAFP74W32X102450		Box 1729
4	EA	Traffic Barrier W Beam Anchorage to vertical face		VICTORIA				Upper Marlbor	o, Maryla
2000	LF	Concrete Curb & Gutter P.G. County Std 620.01	2018 NISSAN	ROGUE	MD	5EZ6356	JN8AT2MT2JW460498	In The	Estate Of
1782	SF	4-Inch Thick Concrete Side Walk P.G.County Std.	2009 HONDA	ACCORD			1HGCP26439A146481	ANNA L	ENA BEZ
		655.03	2001 FORD	F-250	VA		1FTNE242X1HA32987	Estate N	No.: 12722
5200	SY	Furnish and Placing Topsoil 2- Inch Depth	1975 MERCEDE		MD	1DT8135	11603312034186		
5200	SY	Turf-grass Establishment	2000 FORD	F-250			1FTNX20F8YEE37132		ICE OF
17	EA	Galvanized U -Shaped Steel Channel Sign Post	1991 FORD	TAURUS	WV	DYV350	1FACP57U0MA242744	JUDICIA	
127	SF	Sheet Aluminum Sign	1995 FORD	ECOLINE			1FTHE24H2SHB92218	To all Persons	Intereste
6 The	Bid must	be on the forms provided with the specification, as speci-	2013 DODGE	AVENGER			1C3CDZAB2DN514726	above estate: You are hereby	notified
		ion 1.21: Bid Due Date and Submittal Requirements. The	2009 DODGE	JOURNEY			3D4GG57V39T552233	tition has been	
		filled out completely stating price per each item and shall	2012 CHEVROL	ET CRUZE			1G1PF5SC9C7103875	Selby for judicial	l probate f
be signe	ed by the E	Bidder giving his full name and business address.	2010 DODGE	GRAND			2D4RN5D12AR408552	pointment of a p	ersonal re
0	5	0 0		CARAVAN				tive. A hearing wil	l ha hald
7. <u>Bid </u>	<u>Security.</u> V	When the total bid exceeds One Hundred Thousand Dollars	2012 INFINITI	QX56	WI	WH955B	JN8AZ2NF0C9516477	Main Street, Ro	
		id security in the amount of five percent (5%) of the bid	2011 CHEVROL	ET MALIBU			1G1ZE5E17BF265272	Marlboro, MD o	
		each bid. Please refer to IFB Part 1, Instructions to Bidders,	2013 MERCEDE	S BENZ S500			WDDNG8DB1DA529958	10:30 A.M.	
Section	1.12 Bid S	ecurity.	2009 BMW	X5			5UXFE43569L038546	This hearing m	
8 Exam	instion of	Site and Data. Each Pidday shall assuming the specifications						Further information	subsequ
	8. <u>Examination of Site and Data</u> . Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize			MCDO	NALD	TOWING	r r	tained by review	
	itself thoroughly with all conditions of the contemplated work, and shall raminarize			2917 5	52ND A	VENUE		the Office of the	
arise reg	garding a	ny meaning, intent, or condition of the specifications, or							
site, the	Bidder sh	all make inquiry before submitting a			01-864-4		-	REGISTER OF WILL	
		of a bid will indicate that the Bidder understands thor-		50	01-004-4	133		PRINCE GEORGE'S CERETA A. LEE	COUNTY
oughly	the creatifi	cations and the conditions at the site of the work						CEREIA A. LEE	

2019 MERCEDES-BENZ CLA250 2016 FORD F-150

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

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

E CLASS MD 2EH2089 WDBJF82J81X060901

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

MCDONALD TOWING

2917 52ND AVENUE

HYATTSVILLE MD 20781

301-864-0954

VA TXA1369 JNKCV51E73M319400

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **STANLEY MANGRUM**

Estate No.: 126970

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Hughie D. Hunt for judicial probate and for the

appointment of a personal represen-

A VIRTUAL hearing will be held August 7, 2023 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information, including vir-

above estate:

tative.

144811

MD 2EH2437 JH4CL96855C024224

VA TWL9427 2FMDK49C88BA21751

(6-22)

LEGALS

URT FOR COUNTY, land 20773

Of: EZA

224

BATE

sted in the

ed that a peby Deniece e for the apl representa-

eld at 14735 4010, Upper 27, 2023 at

cansferred or quent time. nay be obestate file in er of Wills.

UPPER MARLBORO, MD 20773-1729

(6-22, 6-29)

PHONE: (301) 952-3250

P.O. Box 1729

144810

WDDSJ4GBXKN771663

(6-22)

1FTEX1CFXGFA35742

tual hearing information may be ob-tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(6-22,6-29)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC Plaintiff

Arlene S. Mininger and Charles S. Mininger Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-001004

NOTICE is hereby given this 31st day of May, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 666.68. The property sold herein is One 168,0007 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (6-8,6-15,6-22) 144699

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC Plaintiff

v. Denise Fleur Serieux-Blanchard

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-001002

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 4305.31. The property sold herein is One 357,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144700 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

John M. Buchanan, Gregory Coletrane, Sarita Coletrane, Thomas Boone, Gayle Boone, and Gary Coltrane

Defendant(s)

In the Circuit Court for

Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

amount of the foreclosure sale to be \$ 2578.20. The property sold herein is One 720,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the 'Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144720 (6-8,6-15,6-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN DELORES TOYER

Notice is given that Denise P Toyer McKan, whose address is 3304 Dunwood Ridge Court, Bowie, MD 20721, was on April 20, 2023 ap-pointed Personal Representative of the estate of Jean Delores Toyer who died on January 31, 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 represen-tative 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 20th day of October, 2023

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; 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.

DENISE P TOYER MCKAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128488

<u>144711</u> (6-8,6-15,6-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

MARY JANE ELIZABETH OWENS

Notice is given that Marsha E Jackson, whose address is 501 Cranston Avenue, Upper Marlboro, MD 20774, was on April 28, 2023 appointed Per-sonal Representative of the estate of Mary Jane Elizabeth Owens who died on March 10, 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 nnointment

NOTICE OF REPORT **OF SALE**

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

v.

Marva Bell

Defendant(s) In the Circuit Court for

Prince George's County, Maryland Civil Case No. C-16-CV-23-000983

NOTICE is hereby given this 5th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1587.28. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration"). MAHASIN EL AMIN

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

True Copy—Test: Mahasin Él Amin, Clerk (6-8,6-15,6-22) 144723

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BERNICE MORRIS**

Notice is given that Derrick Morris, whose address is 4411 19th Avenue, Temple Hills, MD 20748, was on March 1, 2023 appointed Personal Representative of the estate of Bernice Morris who died on November 17, 2022 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of September, 2023.

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: 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.

DERRICK 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. 128346 (6-8,6-15,6-22) 144713

THE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

LEGALS

NOTICE OF REPORT

NOTICE OF REPORT

NOTICE OF REPORT

Plaintiff

LEGALS

LEGALS

Prince George's County, Maryland Civil Case No. C-16-CV-23-000995

NOTICE is hereby given this 2nd day of June, 2023, by the Circuit

The Report of Sale states the

OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Michael J. O'Brien and Susan P. O'Brien Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-001003

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1145.93. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George' County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144716 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

Plaintiff

v.

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

v. Elizabeth Capps

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000998

NOTICE is hereby given this 1st day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-Trustee, be RATIFIED AND foose, CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 903.94. The property sold herein is One 105,0007 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144717 (6-8,6-15,6-22)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Robert J. Schwier, Sr. and Eunice J. Schwier

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000994

NOTICE is hereby given this 2nd day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 4130.60. The property sold herein is One 1,000,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144722 (6-8,6-15,6-22)

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2023

Any person having a claim against the decedent must present the claim to the undersigned personal 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: 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.

MARSHA E JACKSON Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128728

<u>144712</u> (6-8,6-15,6-22)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MOSES LING Estate No.: 125161

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe tition has been filed by Christina Taylor for judicial probate of the will dated 02/04/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 15, 2023 at** 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained 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 144820 (6-22, 6-29) **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Louis A. Cancellaro and Judy P. Cancellaro Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000991

NOTICE is hereby given this 2nd day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 749.99. The property sold herein is One 127,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (6-8,6-15,6-22) 144724

OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

Brian Holmes and Shamia Holmes

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000981

NOTICE is hereby given this 5th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 5th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 5th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3798.95. The property sold herein is One 765,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144730 (6-8,6-15,6-22)

NOTICE

Diane Rosenberg, et al.

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

Samuel Gee Veronica Faison-Gee 9302 Pine View Lane Clinton, MD 20735 Defendant(s)

In the Circuit Court for Prince

George's County, Maryland Case No. C-16-CV-23-001197

Notice is hereby given this 13th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 9302 Pine View Lane, Clinton, MD 20735, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of July, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 13th day of July, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$346,334.70.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk <u>144790</u>

(6-22,6-29,7-6)

Plaintiff

ORDER OF PUBLICATION

IEROME PARKER 15409 Sir Edwards Drive Upper Marlboro, MD 20772

Vs.

MD INVESTMENTS 10 PG COUNTY, LLC C/o Craig Cohen, Last known Resident Agent and Member 7910 Woodmont Avenue, Suite 1130 Bethesda, Maryland 20814

and

TRUIST BANK f/K/A SUSQUE-HANNA BANK C/o CSC-Lawyers Incorporating Service Co. **Resident Agents** 7 St. Paul Street, Suite 820 Baltimore, Maryland 21202

and

J. EDWARD GRANT, PAMELA J. SHIPP, Co-Trustees 307 International Circle Suite 600 Hunt Valle, Maryland 21030

and

UNKNOWN OWNER OF PROP-ERTY 23004 Charles Young Avenue, Map 183. Grid Aana 000, Acct No. 08-0844324 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

NOTICE

Diane Rosenberg, et al.

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

Misael H Alvarenga 4803 Osage Street College Park, MD 20740 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF22-30110

Notice is hereby given this 12th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 4803 Osage Street, College Park, MD 20740, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 12th day of July, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 12th day of July, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$518,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk (6-22,6-29,7-6) <u>144791</u>

LEGALS

ORDER OF PUBLICATION JEROME PARKER 15409 Sir Edwards Drive Upper Marlboro, MD 20772

Vs NORMAN WASHINGTON 13765 Edelen Drive Mount Airy, Maryland 21771

and

UNKNOWN OWNER OF PROP-ERTY 23001 Crispus Attucks Boulevard, Aquasco, Map 183, Grid C2, Parcel 000, Acct No. 08-0843219 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in 23001 Crispus Attucks Bouleva Aquasco, Account Number 08-0843219

LEGALS

PRINCE GEORGE'S COUNTY **Board of License Commisioners**

R.R. NO. 80 - REFILLABLE/NONREFILLABLE CONTAINERS PER-MIT (GROWLER/CROWLER):

(Section 26-1101, 26-1102 and 26-1102.1 of the Alcoholic Beverage Article)

The Board may issue a Growlers/Crowler Permit for draft beer to a holder of a Class B beer, wine, and liquor license with off-sale privileges. This permit authorizes the holder to provide for the sale of draft beer in an approved Growlers/Crowler container to be consumed off the licensed premises. To apply for a Growlers/Crowler Permit, a licensee shall file an application with the Board of License Commissioners (BOLC).

Licensed premises holding an off-sale privilege may, at the discretion of the Board, be issued a license administratively upon payment of the Growler/Crowler Permit Fee. Licensed premises without an off-sale privilege are subject to a public hearing. An applicant shall file the application with the advertisement fee. Upon receipt of the application, the Board will schedule a Public Hearing (Regular Session).

Applications filed by licensed premises with an off-sale privilege may be scheduled for a public hearing (Regular Session) at the discretion of the Board.

The annual fee for the permit is \$500. The application for the Growlers/Crowler Permit will be accepted annually with the renewal of the alcoholic beverage license. An applicant who has a Growler Permit (refillable container) may not be charged a fee for a Crowler Permit (nonrefillable container).

The hours of sale shall begin at the same time as the hours permitted by the current alcoholic beverage license with sales ending no later than midnight.

NOTE: Draft beer shall be offered for sale in an approved container of not less than 32 ounces and not more than 128 ounces.

The container shall:

- a. Must be re-sealable.
- b. Include identifying mark of the seller on the container. c. Contain the Federal Health Warning statement required for alcoholic beverages.

GOVERNMENT WARNING:

- (1) According to the Surgeon General, women should not drink alcoholic beverages during pregnancy because of the risk of birth defects.
- (2) Consumption of alcoholic beverages impairs your ability to drive a car or operate machinery and may cause health problems.
- d. Display instructions for cleaning the container; indicating that the purchaser is responsible to clean the container.
- e. Note that the contents are perishable; should be refrigerated and consumed within 48 hours of purchase.

<u>144774</u>

Plaintiff



LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

> **Board of License** Commissioners

(Liquor Control Board)

REGULAR SESSION

JUNE 27, 2023

Fred Jason Salmoran, Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of L and F Laurel, LLĈ, t/a Amigo's Mexican Grill, 13600 Baltimore Avenue, Suite

LEGALS

ORDER OF PUBLICATION **BY POSTING**

MARIA DE LA PAZ CRUZ Plaintiff,

VS. MARVIN IVAN REYES

Defendant(s) In the Circuit Court for Prince George's County, Maryland 144737

Case No.: C-16-FM-23-001633

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

That the Defendant, MARVIN IVAN REYES, is hereby notified that the Plaintiff, has filed a COM-PLAINT FOR CUSTODY AND MO-TION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINORS' APPLICATION FOR SPE-CIAL IMMIGRANT JUVENILE STATUS and stating that the Defen-dant's last known address is 818 Forge Road, Durham, North Carolina 27713, and therefore it is;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be com-pleted by the 12th day of July, 2023, and it is further;

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

By posting notice in one or more newspapers of general circulation published in this county/city for three consecutive weeks and pro-vide proof of publication to the Court and shall also mail Notice to the natural father's last known ad-dress; and it is further;

ORDERED, said posting to be completed by the 12th day of July, 2023, and it is further;

ORDERED that the DEFEN-DANT, MARVIN IVAN REYES, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 11th DAY OF AUGUST, 2023, MAY RESULT IN THE CASE PRO-CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk

(6-15,6-22)

<u>144775</u> (6-22,6-29,7-6)

LEGALS

LM File No.: 1842-00003-Ramey

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

ORDER OF PUBLICATION

closing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(6-15,6-22,6-29)

LM File No.: 1842-00002-Ramey

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

ORDER OF PUBLICATION

Plaintiff,

Bernice Ramey,

VS.

Gabriel David; James M. Greenwell; Justine R. Greenwell; Michael S. Frissell, Trustee; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as .3299 Ac At Nw PT OF E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002593 (TAX SALE)

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

described as .3299 Ac At Nw PT Of E 200 Ft Lt 2 (town Annexati ON 95-r-10 2000 14,370.0000 Sq.Ft. Acredale Blk 1 Assmt \$1,400 Lib 00000 Fl 000 and being identified on the Tax Roll as Parcel ID: 21-2352185, and which may be known as Vacant lot on Duke St., College Park, MD 20740.

The Complaint states, among other things, that the amounts nec-

Class D, Beer and Wine for the use of Laurel's House of Horror, LLC, t/a Laurel's House of Horror, 935 Fair-

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002591

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324 and assessed to MD IN-VESTMENTS 10 PG COUNTY, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

23004 Charles Young Avenue, Aquasco, Account Number 08-0844324, District 08, Map 183, Grid C2, Parcel 0000, Acct No. 0844324

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

a Complaint has elapsed. It is thereupon this 6th day of June, 2023, by the Circuit Court for

Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 30th day of June, 2023, warning all persons interested in said property to be and appear in this Court by the 8th day of August, 2023, to re-deem the property, 23004 Charles Young Avenue, Aquasco, Account Number 08-0844324, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, JEROME PARKER, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin Él Amin, Clerk 144739 (6-15,6-22,6-29)

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002590

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 23001 Crispus Attucks Boule-vard, Aquasco, Account Number 08-0843219 and assessed to Norman Washington, and sold by the Collec-tor of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings

23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219, District 08, Map 183, Grid C2, Parcel 0000, Acct No. 0843219

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

although the required time for filing a Complaint has elapsed. It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for general circulation once a week for three successive weeks, before the 30th day of June, 2023, warning all to be and appear in this Court by the 8th day of August, 2023, to re-deem the property, 23001 Crispus Attucks Boulevard, Aquasco, Account Number 08-0843219, and answer the Complaint of or thereafter a final decree will be rendered forelosing all rights of redemption in the property and vesting in the Plaintiff, JEROME PARKER, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 144740 (6-15,6-22,6-29)

THE PRINCE
GEORGE'S
POST
C a l l
301-627-0900
Fax
301-627-6260
SUBSCRIBE
TODAY!

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

Pratham D. Patel, Member/ Authorized Person, for a Class D(R), Beer for the use of Lewisdale Market, LLC, t/a Lewisdale Market, 7701 23rd Avenue, Hyattsville, 20783 transfer from t/a Cheverly Sports Fair, 5619 Landover Road, Hyattsville, 20784, Soon Pak, Owner.

TRANSFER

Yash S. Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Accokeek Liquors, LLC, t/a Accokeek Liquors, 15789 Livingston Road, Unit 116, Accokeek, 20607 transfer from Accokeek Liquors, LLC, t/a Accokeek Liquors, 15789 Livingston Road, Unit 116, Accokeek, 20607, Yash S. Patel, Authorized Person/Member.

Patricia E. Martinez Rivera, Member-Manager, Hugo A. Bonilla, Member-Manager for a Class B(R), Beer, Wine and Liquor for the use of Station 202, LLC, t/a Station 202, 5820 Landover Road, Hyattsville, 20781 transfer from BCL, Inc., t/a Fratelli Italian Restaurant, 5820 Landover Road, Hyattsville, 20781, William R. Conway, President, Bernard Tsai, Secretary/Treasurer.

Sukhchain Singh, Member-Man-ager, Harkesh Manocha, Member for a Class A, Beer, Wine and Liquor for the use of Laurel Wine and Spirits, LLC, t/a Laurel Beer, Wine & Spirits, 8501 Cherry Lane, Laurel, 20707 transfer from Laurel Liquors, Inc., t/a Laurel Beer, Wine & Spirits, 8501 Cherry Lane, Laurel, 20707, Mun Son Kim, President/Secretary/Treasurer.

Qiong Huang, President/Secre-tary/Treasurer, for a Class A, Beer, Wine and Liquor for the use of Cox Liquors MD, LLC, t/a Cox's Liquors, 7200 Martin Luther King Highway, Landover, 20785 transfer from Multi-Bil II, Inc. t/a Cox's Liquors, 7200 Martin Luther King Highway, Landover, 20785, Judy Lee, President/Secretary/Treasurer.

NEW- CLASS D, BEER AND WINE

Khoa Hung Dang Vo. President/Secretary/Treasurer, for a Class D, Beer and Wine for the use of The Village Nail Bar II Corporation, t/a Village Nail Bar II, 6816 Laurel Bowie Road, Bowie, 20715.

Charlene Blakenship, CEO, for a

400, Laurel, 20707.

lawn Avenue, Laurel, 20707.

NEW- CLASS B(BLX), BEER,

WINE AND LIQUOR

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, June 27, 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 <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

Attest: Terence Sheppard Director June 8, 2023

<u>144772</u> (6-15,6-22)

LEGALS

PRINCE GEORGE'S COUNTY

GOVERNMENT **Board of License** Commissioners (Liquor Control Board) PRELIMINARY MATTERS

JUNE 27, 2023

1. Substitution of Corporate Officers application, t/a Taqueria Habanero, Class B, Beer, Wine and Liquor, 8145 Baltimore Avenue, College Park, 20740, Isael Ramirez to serve as Co-Managing Member instead of Carlos Alvarado, Co-Managing Member. Represented by Wesley Japp, Esquire.

. Substitution of Corporate Officers application, t/a Shake Shack, Class B(EF), Beer, Wine and Liquor, 101 National Avenue, #16, National Harbor, 20745, Sarah Griffiths to serve as Authorized Person instead of Allan Ng, Authorized Person.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, June 27, 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 <u>http://bolc.mypgc.us</u> 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 June 1, 2023	
144773	(6-15,6-22)

Bernice Ramey, vs.

PG Dower, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, the un-known owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all per-sons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Parcel A 3.3200 Acres. & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002594 (TAX SALE)

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

described as Parcel A 3.3200 Acres & Imps. Dower Employment C Blk A Assmt \$5,500 Lib 28611 Fl 489 and being identified on the Tax Roll as Parcel ID: 15-3972023, and which may be known as Vacant lot on Fallard Ct., Upper Marlboro, MD 20772.

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

It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or an-swer the Complaint or thereafter a final judgment will be entered fore-

redemption have not Plaintiff, been paid.

> It is thereupon this 6th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 30th day of June, 2023, warning all persons interested in the property to appear in this Court by the 8th day of August, 2023, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

(6-15,6-22,6-29) 144738

LEGALS

NOTICE

LAURENCE A. BEN

v.

Plaintiff

ROBYN D. GORDNEER-BEN Defendant

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

Case No. CAD14-28121

Other Reference#:

C-02-JG-20-006669; CADV20-12395

NOTICE IS HEREBY given this 14th day of June, 2023, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these Elmora Avenue, Baltimore, MD 21213 made and reported by Abi-gale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 14th day of July, 2023,

PROVIDED, a copy of this NO-TICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 14th day of July, 2023.

The REPORT STATES the amount of sale to be One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00).

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144804 (6-22,6-29,7-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER PAYNE

Notice is given that Dannetta Payne, whose address is 14508 Delcastle Drive, Bowie, MD 20721, was on June 8, 2023 appointed Personal Representative of the estate of Walter Payne, who died on January 9, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 8th day of December, 2023

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; or

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

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

DANNETTA PAYNE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129474

(6-22,6-29,7-6) 144824

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY RAY THOMPSON

Notice is given that Delecelia Notice is given that Delecena Thompson, whose address is 253 Harry S. Truman Drive, Apt 24, Largo, MD 20774, was on June 8, 2023 appointed Personal Representative of the estate of Anthony Ray Thompson, who died on February 6, 2023 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of December, 2023.

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 Will writh a surger to the personal the 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; 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.

DELECELIA THOMPSON Personal Representative

CERETA A. LEE REGISTER OF W PRINCE GEORGE P.O. BOX 1729 UPPER MARLBO	1000 1 010
	Estate No. 128521
144825	(6-22.6-29.7-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSE MARIE MOY

Notice is given that Russell W Moy, whose address is 1103 Walnutwood Rd, Hunt Valley, MD 21030, was on June 6, 2023 appointed Personal Representative of the estate of Rose Marie Moy, who died on June 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 shall file their objections with the Register of Wills on or before the 6th day of December, 2023.

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

RUSSELL W MOY Personal Representative

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

Estate No. 129504 144826 (6-22,6-29,7-6)

<u>144830</u>

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

ATTORNEYS AT LAW

1099 WINTERSON ROAD

SUITE 301 LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RITA R DONOVAN**

Notice is given that William L'Esperance, whose address is 10218 Griff Drive, Fort Washington, MD 20744, was on February 21, 2023 appointed Personal Representative of the estate of Rita R Donovan who died on January 31, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of August, 2023.

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; 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.

WILLIAM L'ESPERANCE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128204

(6-22,6-29,7-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KATHERINE E GREENE**

Notice is given that Tiffanee L Greene, whose address is 4901 Bayberry Court, Upper Marlboro, MD 20772, was on May 18, 2023 ap-pointed Personal Representative of the estate of Katherine E Greene who died on March 28, 2023 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of November, 2023.

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; 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 hereafter. Claim forms may be obtained from the Register of Wills.

TIFFANEE L. 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. 128963

<u>144831</u> (6-22,6-29,7-6)

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 DAISY MARIE SAUNDERS

Notice is given that Tara Mable, whose address is 2701 Melisa Drive, Fort Washington, MD 20744, was on June 14, 2023 appointed Personal

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY DEAN RENRICK

Notice is given that Robin Galery-Todd, whose address is 5409 20th Place, Hyattsville, MD 20782, was on March 8, 2023 appointed Personal Representative of the estate of Shirley Dean Renrick who died on February 3, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 8th day of September, 2023.

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; or

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

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

ROBIN GALERY-TODD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128437 144832 (6-22,6-29,7-6)

Maria Worthington McKenna, Esquire Council Baradel Kosmerl & Nolan, P.A. 125 West Street, 4th Floor Annapolis, Maryland 21401 410-268-6600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE R. HAMMONDS AKA ANNIE RUTH HAMMONDS

Notice is given that Veronica Gale Bolden, whose address is 4504 Harvest Road, Temple Hills, MD 20748, was on April 26, 2023 appointed Per-sonal Representative of the estate of Annie R. Hammonds AKA Annie Ruth Hammonds who died on February 21, 2023 with a will.

LEGALS

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

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

73 HERRINGTON DRIVE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Mary W. Williams, dated February 27, 2006 and recorded in Liber 24581, Folio 063 among the Land Records of Prince George's County, Maryland, with principal balance of \$160,000.00, and an original of 5.875%, default having occurred under the terms thereof, the Substi-tute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 27, 2023 AT 11:03 AM

REAL PROPERTY 606 JENNINGS MILL DRIVE BOWIE, MD 20721

Under a power of sale contained in a certain Deed of Trust from Alice D. Harris, dated March 15, 2006 and recorded in Liber 24820, Folio 388 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,543.63, and an original interest rate of urred under the Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JUNE 27, 2023 AT 10:59 AM ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed in the aforesaid Deed of Trust. The property is improved by a dwelling.

LEGALS

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail di-rected to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459553)

> Richard E. Solomon, et al., Substitute Trustees



www.alexcooper.com

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 \$42,000.00 by cer-tified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and ex-pressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underly-ing secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole rem-edy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determina-tion 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 #: 457908)

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



www.alexcooper.com

presentative of the estate of Dais Marie Saunders who died on Janu-ary 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of December, 2023.

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: 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.

TARA MABLE Personal Representative

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of October, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal 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.

VERONICA GALE BOLDEN Personal Representative

CERETA A. LEE CERETA A. LEE REGISTER OF WILLS FOR REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY P.O. Box 1729 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129616 Estate No. 129085 144835 (6-22,6-29,7-6) 144828 (6-22, 6-29, 7-6)

Proudly Serving Prince George's County Since 1932

(6-8,6-15,6-22)

(6-8,6-15,6-22) 144691

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until July 6, 2023, at 11:59 p.m. local prevailing time for the following project:

Largo Area CIP Roadway Project (Lottsford Rd. from Largo Dr. West to MD 202; McCormick Dr. from Lottsford Rd. to MD 202; St. James Pl. to Ruby Lockhart Dr.) 963-H (E)

Contract Documents 2.

Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM036973 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform <u>http://discovery.ariba.com/</u> profile / AN01496591158 The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

Maintenance project with mill & overlay, pavement reduction, addition of grass medians, and dedicated bike lanes on McCormick Dr.

4. Minimum Qualifications:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01.

(http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/co nstructContracts/CostClassKey. asp)

The approximate quantities for major items of work involved are as follows:

<u>Quantity</u>	<u>Unit</u>	Description
2,000 1,000	CY LF	CLASS I EXCAVATION Six-inch (6") underdrain - std. No. 300.13
1,000 9,500	SY TON	(contingent) 8 Inch Graded Aggregate Base Course HMA Superpave 9.5 Mm For Surface, Pg
7,500	SY	64s-22, Level 2 Full Depth Patching using hot mix
84,000	SY	asphalt, Pg 64s-22, Level Ž Milling hot mix Asphalt pavement 0 inch to 2 inch
8,000	SY	Geotextile Pavement Reinforcement Fabric
32,000	LF	Five Inch (5") White Lead-Free Reflective Thermoplastic
4,400	LF	Five Inch (5") Yellow Lead-Free Reflective Thermoplastic
5,000	LF	Twenty-Fo ur Inch (2 4") White Lead-Free Reflective
9,900	SF	Green Bike La ne Preform ed Thermoplastic Pavement Markings
4,500	LF	Concrete Curb and Gutter –(Std. No. 300.01)
3,600	LF	Remove & Replace Concrete Curb and Gutter (std 300.01)
800	LF	Monolithic Concrete median md std 645.01 type a-1, 2 feet to 4
700	LF	Concrete H eader Wall (Detail F)
6,000	SF	Remove and Replace 5-inch concrete sidewalk (std. 300.05 &
4,700	SF	Remove and Replace 6-inch-thick concrete sidewalk ramp Type A
500	SY	Remove and Replace Plain Cement Concrete Pavement
1,400	SY	5-inch-thick 8 ft wide Concrete Shared use Path detail D
800	LF	Monolithic Concrete Median Md Std 645.01 type a-1, 2 foot to 4
900	SF	Detectable Warning Surface - Raised Truncated Dome std 300.08
3,000	SY	Placing Furnished Topsoil 3 Inch Depth
2,200	CY	Placing Furnished Subsoil 18 Inch Depth
32	ĔĂ	Lacebark elm: 3-3.5-inch caliper 10' to 12 '
22	EA	min. Hight Muskogee crape myrtle: 2-2.5 inch caliper
		8' to 10 ' min. HIGHT
220	EA	Shrubs
2,860	EA	Perennials / grass
25	EA	12 Inch One Way, Three section (R,Y,G)
		black signal head
9	EA	12 Inch One Way, Five section (R,Y,G,YA,GA) black signal head
14	EA	16 in. One Way, Mccain Pedestrian Signal heads with countdown
2	EA	Naztec Nem a size "6 " base mounted cabinet (model #70006-
2	EA	27-foot steel pole with 60-foot mast arm
1	EA	27-foot steel pole with twin 50 foot and
14	EA	70-foot mast arm 10-foot stool podostal polo with broakaway
11	LA	10-foot steel pedestal pole with breakaway transformer base

LEGALS

Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on June 21, 2023 at 11:00 a.m. via Zoom at https://us05web.zoom.us/j/81465793068? pwd=QnA3NXJRNEM4bkxqMUg3VWNFcyt3UT09 Meeting ID: 814 6579 3068 Passcode: 1yatqz

> By Authority of Angela D. Alsobrooks County Executive

<u>144694</u>

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: http://discovery.ariba.com/profile/AN01496591158 until July 10, 2023, at 11:59 p.m. local prevailing time for the following project:

Replacement of Bridge No. P-0494 Molly Berry Road Bridge over Tributary to Mataponi Creek Contract No. 946-H (D)

2. Contract Documents

ΕA

SF

- Contract documents are available for download at the following websites:
 - eMaryland Marketplace (eMMA). The project can be found by Project name or Project ID No. BPM032371 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
 - SPEED eProcurement Platform. http://discovery.ariba.com/profile/AN01496591158 The project can be found by project name.

Bidders are encouraged to register at eMMA, and SPEED websites to obain the applicable solicitation documents and notifications.

3. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The approximate quantities for major items of work involved are as follows:

<u>Unit</u>	<u>Quantity</u>	Description
LS	1	CLEARING AND GRUBBING
LS	1	ENGINEER'S OFFICE TYPE B
LS	1	CONSTRUCTION STAKEOUT
LS	1	MOBILIZATION
LS	1	MAINTENANCE OF TRAFFIC
LS	1	MAINTENANCE OF STREAM
LS	1	BIO-SWAL
LS	1	REMOVAL OF EXISTING BRIDGE
CY	2300	STRUCTURE EXCAVATION (CLASS 3)
LF	2070	STEEL 12X53 BEAING PILES
EA	2	DYNAMIC PILE MONITORING
EA	2	CAPWAP ANALYSIS
LS	1	FOOTING CONCRETE
LS	1	SUBSTRUCTURE CONCRETE
LS	1	SUPERSTRUCTURE CONCRETE
SY	460	SILANE CONCRETE PROTECTIVE COATING
LS	1	PRECAST PRESTRESSED CONCRETE NEXT
		BEAMS
LS	1	BRIDGE CONCRETE PARAPET
LS	1	APPROACH SLAB AND SLEEPER
EA	16	ELASTOMERIC BEARING
LF	71	SILICONE SEAL EXPANSION JOINT
SY	554	SIX INCH (6") BASE COURSE USING
		GRADED AGGREGATE
TON	147	HOTMIX ASPHALT SUPERPAVE FOR BASE
		25.0MM, PG 64S-22 LEVEL 2
LF	76	FIVE INCH (5") YELLOW PERMANENT PRE-
		FORMED PATTERNED REFLECTIVE CON-

LEGALS

Meeting ID: 868 4566 3270 Password: 694127

for the purpose of answering or obtaining answers to questions of parties interested in construction of the work relative to rights of way, utilities, and design and construction details

15. This project requires 20% DBE Participation.

By Authority of Angela D. Alsobrooks County Executive

<u>144719</u>

(6-8,6-15,6-22)

(6-8,6-15,6-22)

LEGALS

Scott Alan Morrison, Esq. The Law Offices of Morrison & McGrew, P.A. 141 West Patrick St., Ste 300 Frederick, MD 21701 301-694-6262

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GALE MAUREEN ROSCHER

Notice is given that Lynne Marie McKay, whose address is 3312 Fry Road, Jefferson, MD 21755, was on May 26, 2023 appointed Personal Representative of the estate of Gale Maureen Roscher, who died on March 2, 2023 without a will.

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

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 26th day of November, 2023.

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

LYNNE MARIE MCKAY
Personal Representative

CERETA A. LEE REGISTER OF WILI PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBORC	
<u>144827</u>	Estate No. 129305 (6-22,6-29,7-6)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LOUISE HEILIG

Notice is given that John Kenny Lewis Jr, whose address is 9075 Race Track Road, Bowie, MD 20715, was on June 8, 2023 appointed Personal Representative of the estate of Mary Louise Heilig who died on May 5, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of December, 2023.

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 dece-dent 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.

JOHN KENNY LEWIS, 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. 129538 144829 (6-22, 6-29, 7-6)

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. <u>Bid Security</u>. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), a bid security in the amount of five percent (5%) of the bid must accompany each bid. Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and / or nonresponsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and subcontractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 30% Minority Business Enterprise and 50% County Based Small Business participation, and 20% African American Business Enterprise participation as described in more detail in Part I, Instructions to

3	AFFIC BARRIER THRIE BEAM ANCHORAGE
	TO VERTICAL FACE (STEEL POST) (STD.MD
	605.41)

TRAST PAVEMENT MARKINGS

- GALVANIZED TYPE 'C' TRAFFIC BARRIER ΕA 3 END TREATMENT (STD. MD 605.03) SY
 - 993 FURNISHING AND PLACING TOPSOIL FOUR INCH (4") DEPTH
 - FURNISH AND INSTALL SHEET ALUMINUM 12 SIGNS

4. The Bid must be on the forms provided with the specification, as specified in Part I, Section 1.02: Preparation and Submission of Bids. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder.

5. Bid Guaranty. A bid guaranty, in the amount of five percent (5%) of bid, must accompany each proposal payable to the Prince George's County Government. The check or bond of the Bidder to whom the Contract is awarded will be forfeited to the County as liquidated damages in case the Contract and bond are not executed within ten (10) days after the receipt by the Bidder of the Contract for execution. Should the Bidder award the Contract fail to execute the contract and bond within the time stipulated, the award may be declared void and the contract awarded to another responsible Bidder and such Bidder shall conform to the stipulations herein before setting forth as though he were the original party to whom the award was made, or the County may reject any or all of the proposals for such reasons as it may deem proper.

6. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

7. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

8. Unbalanced proposals. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and / or non-responsible.

9. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

10. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.

11. This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.

12. This is a Federal Aid Project. The prime contractor must do more than 50.1% of the work with their own organization.

13. The contract shall be awarded to the responsible and responsive bidder offering the lowest bid to the County in accordance with County Code § 10a-101 (37 and 38).

14. An optional Pre-Bid Conference will be held on June 26, 2023 at 11:00 a.m. local prevailing time, via Zoom at: https://us06web.zoom.us/j/86845663270?pwd=OVpYQmF4V0tMbDF3a1 N4eDM3MIJOdz09

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

HENRY WILFREDO PADILLA **MURILLO**

Notice is given that Maria C Reyes, whose address is 26 Fairhaven Rd, Tracys Landing, MD 20779, was on June 5, 2023 appointed Personal Representative of the estate of Henry Wilfredo Padilla Murillo, who died on March 20, 2022 without a will.

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

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; 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.

MARIA C REYES Personal Representative

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

<u>144762</u>

Estate No. 124719

(6-15,6-22,6-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACOB THOMAS JOHNSON

Notice is given that Andrea S Johnson, whose address is 14612 Old Stage Road, Bowie, MD 20720, was on June 5, 2023 appointed Per-sonal Representative of the estate of Jacob Thomas Johnson, who died on July 14, 1962 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.

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; 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.

ANDREA S JOHNSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 126182 144761

(6-15,6-22,6-29)

EARLY DEADLINES

Due to the Independence Day (July 4th) Holiday The Prince George's Post will have early deadlines for the July 6th, 2023 edition. Deadline for all legal advertising will be Friday, June 30th, 2023 at noon. No exceptions.

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 CENTRAL AVENUE -BLUE/SILVER LINE SECTOR PLAN AND SECTIONAL MAP AMENDMENT

On May 30, 2023, the Prince George's County Council, sitting as the District Council, approved Council Resolution CR-053-2023, authorizing The Maryland-National Capital Park and Planning Commission to prepare a sector plan and concurrent sectional map amendment (SMA) for the Central Avenue – Blue/Silver Line area, which includes a portion of the Town of Capitol Heights and the City of Seat Pleasant. The Council simultaneously approved the goals, concepts, and guidelines and a public participation program for this comprehensive planning project within portions of Planning Areas 72, 75A, and 75B.

The sector plan area is located along the MD 214 (Central Avenue) corridor between Washington, D.C., and I-495 (Capital Beltway). It will focus on the areas in/around the Capitol Heights, Addison Road-Seat Pleasant, and Morgan Boulevard Metro stations as well as FedExField.

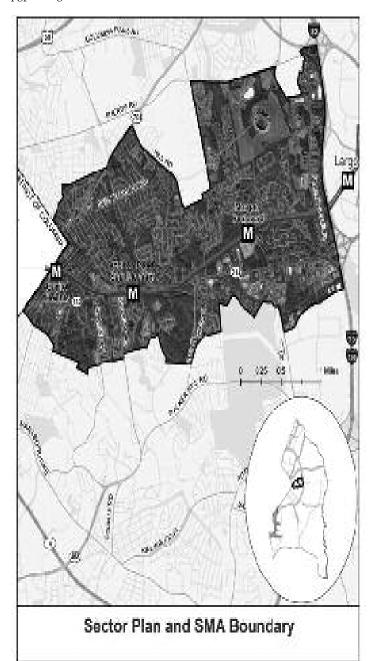
The area's three Metro stations and select properties surrounding them are designated Local Transit Centers by Plan Prince George's 2035 Approved General Plan (Plan 2035). Local Transit Centers are defined by Plan 2035 as mixed-use areas that are well connected by transit, offering local-serving retail, limited office uses with a mixture of medium density housing options. The new sector plan will reflect the vision and goals contained in Plan 2035, including focusing new development in designated centers and preserving existing neighborhoods, and will amend applicable countywide functional master plans.

The purpose of this notice is to inform citizens and property owners that a planning process is now underway in this area and, to facilitate implementation of that sector plan upon its approval. In addition, the District Council has also authorized the preparation of a concurrent SMA. The SMA will provide recommendations for the rezoning of properties where appropriate.

Later this year in Fall 2023, there will be a virtual public open house to inform and educate the public about the SMA process. The exact date and time of this open house will be advertised on the Prince George's County Planning Department's website this Summer 2023. The SMA will be prepared by the Planning Department and released for public review and comment in Fall 2024. Following the public release of the Preliminary Sector Plan and Proposed SMA in Fall 2024, an additional open house will be held to present the highlights of the plan and SMA.

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 in late Fall 2024 to receive formal public testimony on the Preliminary Sector Plan and Proposed SMA

Interested citizens are encouraged to participate in the planning process. Public input meetings and events will be scheduled both in-person and online throughout Summer and early Fall 2023. For more information about this ongoing project and how you may get involved, please email the project team at CABL@ppd.mncppc.org or visit the project's website at pgplan.org/blueline.



LEGALS

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/localgov/local-gov-forms/PGNO4.pdf

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

For additional information, contact The Central Avenue – Blue/Silver Line Planning Team M-NCPPC, Prince George's County Planning Department, Community Planning Division 14741 Governor Oden Bowie Drive Upper Marlboro, MD 20772 CABL@ppd.mncppc.org

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

ATTEST: Donna I. Brown Clerk of the County Council

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

Gavin Cohen Secretary-Treasurer

ATTEST:

144847

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 5, 2023 COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, July 5, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Washington Suburban Sanitary Commission:

Ms. Regina Y. Speed-Bost	Reappointment Term Expiration: 6/1/2027
Mr. Mark J. Smith	Reappointment Term Expiration: 6/1/2027
Appointment of the following	individuals to the Agricultural Re

esources Advisory Committee:

Ms. Jennifer S. Cross	Appointment
	Farm-Bureau member
	Term Expiration: 6/30/2024

Ms. Cheryl Abrams Davis

Appointment Prince George's Association of Realtors Replacing: Vacant Term Expiration: 6/30/2026

LEGALS

	Veterans Replacing: Vacant Term Expiration: 10/28/2026
Ms. Kimberly V. Lewis, Esq.	Reappointment/Public Term Expiration: 10/28/2025
Mr. Darrell C. Odom. Sr.	Appointment: VFW Replacing: Ronald Dickens Term Expiration: 10/28/2026
Ms. Ethel L. Sligh	Reappointment/Public Term Expiration: 10/28/2025

Ms. Lisa L. (nee Alston) Williams Reappointment/Public Term Expiration: 10/28/2025

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

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

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

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

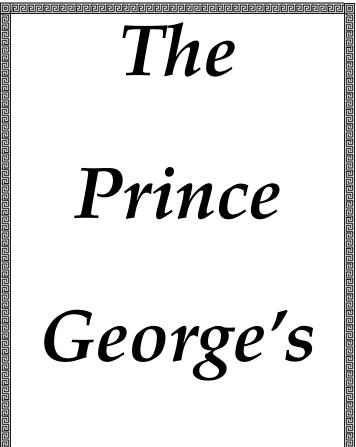
> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown Clerk of the Council

<u>144846</u>

(6-22,6-29)

(6-22,6-29)



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 emailed 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:

	Ap
Individuals: <u>http://ethics.maryland.gov/wp-content/uploads/filebase/</u>	Veter
local-gov/local-gov-forms/PGNO1.pdf	
Entities: <u>http://ethics.maryland.gov/wp-content/uploads/filebase/ local-</u>	Mr
gov/local-gov-forms/PGNO2.pdf	
Agent: <u>http://ethics.maryland.gov/wp-content/uploads/filebase/local-</u>	
gov/local-gov-forms/PGNO3.pdf	
	Dr.

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

Appointment of the following individuals to the Housing Authority Board of Commissioners for Prince George's County:

W. Marshall Knight, II	Reappointment Term Expiration: 10/24/2025
Regina Miller Nadir	Reappointment Term Expiration: 10/24/2025
Cherice M. Shannon	Reappointment: Tenant Member Term Expiration: 10/24/2025
Layton F. Wilson	Reappointment Term Expiration: 10/24/2026
Appointment of the followir thers, Men and Boys for Prince	ng individuals to the Commission on Fa- George's County:
Ishaq M. Majeed	Appointment Replacing: Mario F. Cisneros Term Expiration: 10/31/2025
Manuel Pascual	Appointment Replacing: Michael O. Williams Term Expiration: 10/31/2026
Frederick J. Rogers	Appointment Replacing: Allan G. Herring Term Expiration: 10/31/2025
Anthony B. Tilghman	Appointment Replacing: Vacant (Christopher Kelly) Term Expiration: 10/31/2025
Robert F. Windley	Appointment Replacing: Vacant (David B. Owens) Term Expiration: 10/31/2026
Appointment of the follow Women:	ing individuals to the Commission for
Jatnna Gomez	Appointment Replacing: Judith "J" Davis Term Expiration: May 1, 2025
Cherie Brown Jackson	Appointment Replacing: Carolyn White Washington Term Expiration: May 1, 2025
Deidre Jackson	Appointment Replacing: Denise McCain Term Expiration: May 1, 2024
Deidre Jackson Amira O'Neal	Replacing: Denise McCain
Amira O'Neal	Replacing: Denise McCain Term Expiration: May 1, 2024 Appointment Replacing: Sharon J. Smith
Amira O'Neal Appointment of the follow	Replacing: Denise McCain Term Expiration: May 1, 2024 Appointment Replacing: Sharon J. Smith Term Expiration: May 1, 2024
Amira O'Neal Appointment of the follow Veterans:	Replacing: Denise McCain Term Expiration: May 1, 2024 Appointment Replacing: Sharon J. Smith Term Expiration: May 1, 2024 ing individuals to the Commission for Appointment: AMVETS Replacing: Andre Martel
Amira O'Neal Appointment of the follow Veterans: Mr. James Childs, Jr.	Replacing: Denise McCain Term Expiration: May 1, 2024 Appointment Replacing: Sharon J. Smith Term Expiration: May 1, 2024 ing individuals to the Commission for Appointment: AMVETS Replacing: Andre Martel Term Expiration: 10/28/26 Appointment: Marine Corps Replacing: Vacant

Post

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301-627-0900

07

Fax

301-627-6260

v.

LEGALS

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Cardell Taylor Sr

v.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000980

NOTICE is hereby given this 6th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2698.78. The property sold herein is One 526,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144731 (6-15,6-22,6-29)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC Plaintiff v. Olivia Griffin Defendant(s)

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

Civil Case No. C-16-CV-23-000979 NOTICE is hereby given this 6th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the

6th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 653.13. The property sold herein is One 52,500/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ôwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144733 (6-15,6-22,6-29)

LEGALS

Plaintiff

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff v.

Devon Duggins Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000978

NOTICE is hereby given this 6th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 6th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2601.44. The property sold herein is One 192,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144734 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff v.

Patricia L. Taylor Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000975

NOTICE is hereby given this 7th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 5779.31. The property sold herein is One 428,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144743 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Plaintiff

JOHN H HAYNES JR Defendant(s)

v.

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000928

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1525.25. The property sold herein is One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706 708-721, 723-727, 801-806, 808-821 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144766 (6-15,6-22,6-29)

NOTICE OF REPORT **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Angela T. Murphy Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000938

NOTICE is hereby given this 7th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$4786.50. The property sold herein is One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Ünits num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk 144769 (6-15,6-22,6-29)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

v.

LEGALS

NOTICE OF REPORT

NOTICE OF REPORT

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC.

Denice F Scales and Emanuel Lewis

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000911

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 750.12. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327. 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor. a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144764 (6-15, 6-22, 6-29)

OF SALE CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

NOTICE OF REPORT

ASSOCIATION, INC. Plaintiff Frances A Gosson and William T Harris

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000916

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1893.14. The property sold herein is One 346,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144765 (6-15, 6-22, 6-29) **OF SALE**

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Karen M Hall and

Besa Vormatu Dzelumadzek Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000930

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 990.96. The property sold herein is One 211,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units num-bered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (6-15,6-22,6-29) 144767

OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

ASSOCIATION, INC. Plaintiff v.

Catherine A. Coleman Nathaniel P. Coleman Defendant(s) Catherine A. Coleman and

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000933

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$21456.57. The property sold herein is One 1,589,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144768 (6-15, 6-22, 6-29)

NOTICE OF REPORT **OF SALE**

LEGALS

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Donald L Madsen and Beverly J

Madsen, trustees of the Donald L Madsen Living Trust, dated May 6, 1998 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000902

NOTICE is hereby given this 8th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 10th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 10th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$19630.28. The property sold herein is One 1,938,000/ /389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")..

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

True Copy-Test: Mahasin El Amin, Clerk 144771 (6-15,6-22,6-29)

Robert J Graham aka Robert Graham and Gladys Graham (life estate only) and Robert Graham and Gladys Graham, Co-Trustees of the Graham's Revocable Trust dated November 8, 2010 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000977

NOTICE is hereby given this 7th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 7th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 7th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 5110.56. The property sold herein is One 364,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 144744 (6-15,6-22,6-29)

Krista N Robertson 4520 East-West Highway, Suite 650 Bethesda, MD 20814 301-986-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CATHERINE ROSE MADU

Notice is given that Adaku Nwachukwu, whose address is 42751 Ravenglass Dr, Ashburn, VA 20148 and Chinwenwa O Madu, whose address is 9418 Presley Place, Lanham, MD 20706 were on June 5, 2023 appointed Co-Personal Representatives of the estate of Catherine Rose Madu who died on March 13, 2022 with a will.

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

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives 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-per-sonal 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.

ADAKU NWACHUKWU CHINWENWA O MADU Co-Personal Representatives

CERETA A. LEE REGISTER OF W	THIS FOR
Prince George	
P.O. Box 1729	MD 20772 1720
UPPER MARLBO	RO, MD 20773-1729
	Estate No. 125116
144756	(6-15,6-22,6-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONOVAN S SMITH

Notice is given that Rodney O Smith, whose address is 11914 Berrybrook Terrace, Upper Marlboro, MD 20772, was on June 1, 2023 appointed Personal Represen-tative of the estate of Donovan S Smith, who died on February 8, 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 repre-sentative or the attorney.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TIMOTHY E SCOTT

Notice is given that Jacqueline A Samuels, whose address is 1304 Dunbar Oaks Drive, Capitol Heights, MD 20743, was on June 7, 2023 appointed Personal Represen-tative of the estate of Timothy E tative of the estate of Timothy E Scott, who died on March 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file heir 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 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; or

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

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

> JACQUELINE A SAMUELS Personal Representative

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

	Estate No. 129314
144758	(6-15,6-22,6-29)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HENRY R MEIL

Notice is given that Joanne M Berger, whose address is 13210 Collingwood Terrace, Silver Spring, MD 20904 and William M Meil, whose address is 2 Park Place, Indiana, PA 15701 were on June 6, 2023 appointed Co-Personal Representatives of the estate of Henry R Meil who died on January 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 co-personal reprethe attorney sentatives or

LEGALS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

IN THE ESTATE OF **BRENDA GALLOWAY**

Notice is given that Catina L Web-ster, whose address is 268 Rumbling Rock Road, Hedgesville, WV 25427, was on June 1, 2023 appointed Per-sonal Representative of the estate of Brenda Galloway, who died on January 5, 1998 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of December, 2023.

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

CATINA L WEBSTER Personal Representative

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

Estate No. 129471

144759 (6-15, 6-22, 6-29) Elena Sallitto Esq

124 South Street, Suite 1 Annapolis, MD 21401 410-268-9246

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHILIP EDWARD WHALEN AKA: PHILIP E. WHALEN

Notice is given that Wesley C Whalen, whose address is 223 Heathwood Drive, Spartanburg, SC 29307, was on June 6, 2023 appointed Personal Representative of the estate of Philip Edward Whalen AKA: Philip E. Whalen who died on April 7, 2023 with a will.

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

Robert Y. Clagett, Attorney 14804 Pratt St. Upper Marlboro, MD 20772 (301) 627-3325

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

NOTICE IS HEREBY GIVEN that the Maricopa Superior Court of Maricopa County, Arizona ap-pointed Daniel A. Bean, whose ad-dress is 10907 Westphalia Road, Jpper Marlboro, MD²20774, as the Personal Representative of the Es-tate of Sarah J. Bean who died on May 11, 2021 domiciled in Maricopa CO., Arizona

The Maryland resident agent for service of process is Daniel A. Bean, whose address is 10907 Westphalia Road, Upper Marlboro, MD 20774.

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

UNDIVIDED — 5/36TH INTER-EST IN 89.42 ACRES AND IM-PROVEMENTS AT 10-907 WESTPHALIA RD., UPPER MARLBORO, MD 20774

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 de livers 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.

DANIEL A. BEAN Foreign Personal Representative

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

Estate No. 129598 <u>144823</u> (6-22,6-29,7-6)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: LAWRENCE KYLER Estate No.: 127932

> NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A VIRTUAL hearing will be held

LEGALS

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

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

14109 SPRINGBRANCH DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Jeffrey B. Wynn and Carla M. Wynn, dated July 19, 2006, and recorded in Liber 25887 at folio 209 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 ad-dress 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JULY 11, 2023

AT 9:35 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 \$21,000.00 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 dis-trict 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 # <u>2011-11099</u>)

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

(6-22,6-29,7-6)

LEGALS

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

PAMELA SMITH-LIPSCOMB Estate No.: 125895

above estate:

You are hereby notified that a pe tition has been filed by Christina M. Taylor for judicial probate for the appointment of a personal represen-

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

In The Estate Of: MILTON CARROLL PLUMMER

Estate No.: 124181

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Doreene England for judicial probate for the appointment of a personal represen-

Upper Marlboro, Maryland 20773 In The Estate Of:

144797

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

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 1st day of December, 2023.

Any person having a claim against the decedent must present the claim to the undersigned per sonal 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.

RODNEY O SMITH Personal Representative

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

Estate No. 128348

144757 (6-15,6-22,6-29)

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

In The Estate Of: PEARLEAN BRANTLY

Estate No.: 127219

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 2, 2023 at** 10:30 A.M.

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

144814

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 6th day of De-cember, 2023.

Any person having a claim against the decedent must present the claim to the undersigned co-per-sonal 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-per sonal representatives mails or oth-erwise 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 M BERGER WILLIAM M MEIL 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. 128597 (6-15,6-22,6-29) 144755

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

MARIA Z. SLOTA Estate No.: 122133

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 2, 2023 at 10:30 A.M.

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

OF WILLS FOR George's County A. Lee 1729 Arlboro, MD 20773-1729 301) 952-3250	REGISTER OF WILI PRINCE GEORGE'S CERETA A. LEE P.O. BOX 1729 UPPER MARLBORG PHONE: (301) 952	COUNTY D, MD 20773-1729	Register of Wills 1 Prince George's C Cereta A. Lee P.O. Box 1729 Upper Marlboro, 1 Phone: (301) 952-32
(6-22,6-29)	144815	(6-22,6-29)	144813

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 6th day of December, 2023.

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.

WESLEY C WHALEN Personal Representative

CERETA A. LEE REGISTER OF WILL	
Prince George's County P.O. Box 1729	
UPPER MARLBORO, MD 20773-1729	
	Estate No. 129398
<u>144754</u>	(6-15,6-22,6-29)

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

WILLIE F. TAYLOR

Estate No.: 121320

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 2, 2023 at 10:30 A.M.

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

FOR County MD 20773-1729 3250

(6-22,6-29)

August 21, 2023 at 10:30 A.M.

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

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

144812 (6-22,6-29)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: DOMINIC GERARD VORV

Estate No.: 127379

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis for judicial probate of the copy of the will dated 10/07/2020and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 2, 2023 at** 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained 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

<u>144816</u>

(6-22,6-29)

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 24, 2023 at 10:30 A.M. tative

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

144750

(6-15, 6-22)

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

In The Estate Of: MILDRED F. COATES AKA: MILDRED FRANCES COATES

Estate No.: 127875

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by William R. Coates and Robert T. Coates for judicial probate of the will with interlineations dated July 15, 2013, and for the appointment of a personal

representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 12, 2023 at 10:30 A.M.

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

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

144752

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

<u>144753</u>

(6-15,6-22)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(6-15,6-22)

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

tative.

144751

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 24, 2023 at 10:30 A.M.

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

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

(6-15,6-22)

LEGALS

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

In The Estate Of:

DWIGHT DAVID WARE

Estate No.: 127085

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Aaron A. Ware for judicial probate of the will dated <u>September 28, 2022</u>, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 26, 2023 at 10:30 A.M.

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

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

ELEASE RENEE HALL

Estate No.: 128168

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate and for

the appointment of a personal rep-

A VIRTUAL hearing will be held August 21, 2023 at 10:30 A.M. This hearing may be transferred or

postponed to a subsequent time. Further information, including vir-tual hearing information may be ob-

tained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

REGISTER OF WILLS FOR

CERETA A. LEE

P.O. Box 1729

PRINCE GEORGE'S COUNTY

above estate:

LEGALS

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

In The Estate Of: PATRICIA MADDOX-FRANKLIN

Estate No.: 127569

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 15, 2023 at** 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained 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

(6-22,6-29) <u>144817</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BYRON JAMES THOMAS**

Notice is given that Josephine P Thomas, whose address is 12910 Glynis Road, Clinton, MD 20735, was on June 8, 2023 appointed Per-sonal Representative of the estate of Byron James Thomas who died on April 20, 2023 with 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 (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of December, 2023.

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: 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 oviaea t is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

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

VERONICA CATHERINE HUGHES Estate No.: 127218

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 03/16/2016 and for the appointment of a personal representâtive

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 15, 2023 at 10:30 A.M.**

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

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

144818 (6-22,6-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KATHLEEN T VILLEMI**

Notice is given that Mary Ann Villemi, whose address is 12407 Kensington Lane, Bowie, MD 20715, was on April 26, 2023 appointed Per-sonal Representative of the estate of Kathleen T Villemi who died on November 4, 2018 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned personal 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; 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 obained from th Register of MARY ANN VILLEMI Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129053 144834 (6-22,6-29,7-6)

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

> MOSES LING Estate No.: 125161

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate of the will dated 02/04/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 15, 2023 at 10:30 A.M.**

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

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

(6-22,6-29) <u>144819</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILDRED C AWKWARD

Notice is given that Valerie Awk-ward, whose address is 301 Brad-dock Court, Apt 103, Odenton, MD 21113, was on June 14, 2023 appointed Personal Representative of the estate of Mildred C Awkward who died on November 27, 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 represen-tative 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 14th day of December, 2023.

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; 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.

ORDER OF PUBLICATION **BY POSTING**

MARIA ESTER ORELLANA Plaintiff.

vs. JOSE ADALBERTO DIAZ CANAS

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

Case No.: C-16-FM-23-002330

ORDERED, ON THIS 15th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **JOSE ADAL-BERTO DIAZ CANAS**, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PER-MIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT IUVENILE STATUS and stating that the Defen-dant's last known address is Miami, Florida, and therefore it is;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be com-pleted by the 15th day of July, 2023, and it is further;

ORDERED, that the Plaintiff may JOSE ADALBERTO DIAZ CANAS, in accordance with Mary-land Rule 2-121(a)(2) as follows:

1. By posting notice in one or more newspapers of general circulation published in this county/city for three consecutive weeks and pro-vide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 15th day of July, 2023, and it is further;

2. By posting a notice three times in a local newspaper in the last known address of the Defendant and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 15th day of July, 2023, and it is further;

ORDERED that the DEFEN-DANT, **JOSE ADALBERTO DIAZ CANAS**, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 14th DAY OF AU-GUST, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy-Test: Mahasin Él Amin, Clerk 144838 (6-22,6-29,7-6)

> **To Subscribe** Call The Prince George's Post at 301-627-0900

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **CEDRIC LIONEL TRAYLOR, II**

Estate No.: 128167

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate and for the appointment of a personal rep-

A VIRTUAL hearing will be held August 21, 2023 at 10:30 A.M. This hearing may be transferred or

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

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

(6-22,6-29)



LEGALS

JOSEPHINE THOMAS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 129426 144833 (6-22,6-29,7-6)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVERETT H HITE

Notice is given that April Young, whose address is 11355 Halethorpe Terrace, Germantown, MD 20876, was on June 14, 2023 appointed personal representative of the small es-tate of Everett H Hite who died on April 29, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 pub-lication 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 Reg-ister 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.

APRIL YOUNG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129601

(6-22)

144805

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **TERRY PEGRAM**

Notice is given that Lemuel Pe-gram, whose address is 8601 Fort Foote Rd, Fort Washington, MD 20744, was on May 26, 2023 ap-pointed personal representative of the small estate of Terry Pegram, who died on December 8, 2019 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 pub-Within 30 days after the date of pub-lication 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 of this Notice

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following date: 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 no-tice, notifying the creditor that the claims will be barred unless the cred-tice of the creditor that the itor 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.

LEMUEL PEGRAM Personal Representative

Cereta A. Lee	
REGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNTY	
P.O. Box 1729	
UPPER MARLBORO, MD 20773-1729	
Estate No. 129427	
144806 (6-22)	

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.

VALERIE AWKWARD Personal Representative

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

Estate No. 129286 (6-22,6-29,7-6) 144836

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SAMUEL ARCHER JR

Notice is given that Sharon Brock-ett, whose address is 8400 Laura Lane, Forestville, MD 20747, was on Lune 6, 2023 appointed Descend De June 6, 2023 appointed Personal Rep-resentative of the estate of Samuel Archer Jr who died on April 28, 2023 with 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 represen-tative 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 6th day of De-cember, 2023.

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; 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 readition persons the claims within 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.

SHARON BROCKETT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129462 (6-22,6-29,7-6) 144837

LEGALS

ORDER OF PUBLICATION **BY POSTING**

JUAN PABLO FLORES SEGURA Plaintiff,

EREYDA FLORES BARRIENTOS Defendant(s)

VS.

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-004075

ORDERED, ON THIS 16th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **EREYDA FLORES BARRIENTOS**, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY OF AND PHYSICAL CUSTODY OF MINORS and a MOTION FOR FACTUAL FINDINGS PUR-SUANT TO MD FL § 1-201(b)(10) and stating that the Defendant's last known address is ALDEA SAN PACQUIAO, MATAQUES-CUINTLA, JALAPA, GUATEMALA and therefore it is: GUATEMALA, and therefore it is;

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

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

ORDERED, said posting to be completed by the 16th day of July, 2023, and it is further;

ORDERED that the DEFEN-DANT, **EREYDA FLORES BARRI-**ENTOS, IS HEREBY WARNED THAT FAILURE TO FILE AN AN SWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF AUGUST, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy-Test: Mahasin El Amin, Clerk 144845 (6-22, 6-29, 7-6)

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