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COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

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

10014 WORRELL AVENUE GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee, and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$419,913.17, and an original interest rate of 4.000%, 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 scheduled, on next day that court sits], on JULY 18, 2023 AT 10:40 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this equity, shall be the return of his deposit without interest. (CGD File #: 449323) sale shall be null and void, and the Purchaser's sole remedy, in law or

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



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LEGALS

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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 address 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

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 district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2011-11099)

LAURA H.G. O'SULLIVAN, ET AL.,

144797

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

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

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

2908 CITRUS LANE **UPPER MARLBORO, MD 20774**

Under a power of sale contained in a certain Deed of Trust from Curtis E. Morgan, and Karen E. Allen-Morgan, dated August 7, 2002 and recorded in Liber 17360, Folio 729 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on April 1, 2015, in the Land Records of Prince George's County at Liber No. 36835, Folio 531, with an original principal balance of \$237,500.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 18, 2023 AT 10:42 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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459841)

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



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LEGALS

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

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

5601 PARKER HOUSE TERR #103 HYATTSVILLE, MARYLAND 20782

By virtue of the power and authority contained in a Deed of Trust from Edgar D Siguenza and Walda L Yon, dated January 31, 2007, and recorded in Liber 29307, re-recorded 2744 at folio 38, re-recorded 517 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 are land, 20772, on

JULY 18, 2023 AT 9:31 AM

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

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 \$20,000.00 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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners 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 # 22-600952)

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

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 described in the aforesaid Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure and the description. In such exact the defaulting purchaser shall be liable 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 incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 422098)

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



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144798 (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

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

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 dissuch 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 noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the propwith three days of rathrication, the deposit with the forested and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed the setter by the purchaser. Condominium fore and/or homeouners. 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 # 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

144857 (6-29,7-6,7-13) 144784 (6-22,6-29,7-6)

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 Trust. The property is improved by a

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all cottlement charges shall be been by the purchaser. If the Substitute Trustoes 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 # 20-604699)

LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

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 Gerber Rolando Salazar, and Leonardo Barrios, dated June 15, 2006 and 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 scheduled, 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 described in the aforesaid Deed of Trust. The property is improved by a

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, fa 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 event settlement is delayed for any reason, there shall be no abatement event settlement is delayed for any reason, there snall 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 metion with the Court to recell the property. Purchaser appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any recells of the present of the constant of the constan 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 #: 459626)

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



auctioneers

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

144801

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144799

LEGALS

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

7651 S ARBORY LANE, UNIT 350 LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from 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 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 9:36 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 Trust. The property is improved by a

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners 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 # 20-604820)

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

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 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**

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

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 bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

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

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



auctioneers

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 11, 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 11, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS

CR-031-2023 - A RESOLUTION CONCERNING CONTRACT AP-PROVAL for the purpose of approving a multi-year contract to procure consultant to assist with developing a Climate Action Implementation Strategy Plan Prince George's County.

CR-038-2023 - A RESOLUTION CONCERNING CONTRACT AP-**PROVAL** for the purpose of a Resolution pursuant to the Prince George's County Charter Section 819 for approval of a multi-year Consultant Services Agreement. The Department of the Environment (DoE) is requesting approval of a contract for financial-related, project and economic-related technical assistance and analysis services for environmental and climate action programs pursuant to Section 819 of the Prince George's County Charter. The contract has been included in an enhancement package for the FY24 Operation Budget request. The contract is a multi-year agreement in the notto-exceed amount of Two Million Dollars (\$2,000,000.00). The contract provides professional support services to assist County staff, the Climate Action and Environmental Justice with developing the County's Climate Action Plan Implementation Strategy in accordance with Executive Order No. 5 – 2022 and Council Resolution CR-32-2022.

<u> CR-051-2023 – A RESOLUTION CONCERNING CONTRACT AP</u> PROVALS for the purpose of approving various multiyear contracts for the Office of Information Technology.

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

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

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

Thomas E. Dernoga, Chair ATTEST:

Donna I. Brown

Clerk of the Council 144883

(6-29,7-6)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 18, 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 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-046-2023 (DR-3) AN ACT CONCERNING THE HEALTHY RESTAURANT PROGRAM for the purpose of establishing a voluntary healthy restaurant certification program.

<u>CB-061-2023 (DR-2) AN ACT CONCERNING COUNTY REAL PROPERTY AS SURPLUS PROPERTY</u> for the purpose of repealing in its entirety and reenacting provisions of the Code regulating the procedure to declare County Real Property as Surplus Property; methods of disposition of surplus property; approval by Council; and execution of disposition.

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-

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

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

144926

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

(7-6,7-13)

The Prince George's **Post**

Serving Prince George's County

301.627.0900

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2023-

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2023, THROUGH JUNE 30, 2024, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2023; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY24 for the City of Hyattsville are set as follows:

TAX TYPE			RATE				
Real Property (improvement fixtures)	Sixty	sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value					
Operating prop utilities and carriers	one o	one dollar and ninety-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value					
Tangible opera property, in commercial	cluding	dolla	dollar and fifters of assesse	fifiteen cents (\$1.15) on each one hundred (\$100.00) essed value			
University Town Center Special Tax District			RATE				
A	В	С	D	E (C times D)	F Total G \$1,302,000 divided by total E 1,690.77	G (E times F)	
Land Use Class	Number of Parcels	Building Square Feet (sf)/ Dwelling Unit (du)/ Parking Space (ps)	Equivalent Use Rate	Equivalent Use Factors (EUF)	Special Tax Per EUF	Special Tax Requirement	
Office	5	1,044,091	0.70/1,000 sf	730.86	\$770.06	\$562,811.58	
Retail	5	211,829	1.02/1,000 sf	216.07	\$770.06	\$166,384.25	
Residential	136	716	1.00/du	716.00	\$770.06	\$551,365.59	
Parking	3	1,392	0.02/ps	27.84	\$770.06	\$21,438.57	
Total	148			1,690,77		\$1,302,000.00	

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY24 for the City of Hyattsville was the subject of a public hearing on May 1, 2023, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 5, 2023 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville - FY2024 Budget

			_		
		Capital	Special	Debt	
	General	Projects	Revenue	Service	Total
	Fund	Fund	Fund	Fund	All Funds
Revenue & Other Source		runa	runa	runa	All Fullus
	es:				
Local Taxes:	¢17.154.000	¢ο	φo	¢ο	ф1F 1F 4 200
Real Property Taxes	\$17,154,392	\$0	\$0	\$0	\$17,154,392
Personal Property Taxes	975,000	0	0	0	975,000
Operating Property	885,000	0	0	0	885,000
Income Tax	2,985,650	0	0	0	2,985,650
Admissions and					
Amusement Taxes	<u>192,000</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>192,000</u>
Subtotal -					
Local Taxes	22,192,042	<u>0</u>	<u>0</u>	<u>0</u>	22,192,042
Other Revenue & Source	es				
Licenses and Permits	695,000	0	0	0	695,000
Other Governments -					
Grants	895,000	0	150,000	0	1,045,000
Service Charges	105,000	0	0	0	105,000
Fines and Forfeitures	295,000	0	1,237,500	0	1,532,500
Miscellaneous	395,000	0	150,000	0	545,000
Bond/Note Proceeds	0		130,000	0	
·	0	18,896,213	0	0	18,896,213
Lease Proceeds	U	125,000	U	U	125,000
Other Sources -	0	2 250 200	0	0	2 250 200
Transfers In/Out	0	2,279,300	0	0	2,279,300
Sub-total	2,385,000	21,300,513	1,537,500	<u>0</u>	25,223,013
Total Revenue -					
Sources	\$24,577,042	\$21,300,513	\$1,537,500	0	\$47,415,055
	\$24,577,042	\$21,300,513	\$1,537,500	0	\$47,415,055
		\$21,300,513	\$1,537,500	0	\$47,415,055
Sources		\$21,300,513 \$0	\$1,537,500 \$0	0 \$0	\$47,415,055 \$839,951
Sources Expenditures & Other U	Jses:				
Sources Expenditures & Other U Legislative	Jses: \$839,951 5,440,003	\$0	\$0	\$0	\$839,951 5,857,503
Sources Expenditures & Other U Legislative General Government	Jses: \$839,951	\$0 292,500	\$0 125,000	\$0 0	\$839,951
Sources Expenditures & Other U Legislative General Government Police Fire	Jses: \$839,951 5,440,003 11,972,859	\$0 292,500 1,909,606 0	\$0 125,000 422,775 0	\$0 0 0	\$839,951 5,857,503 14,305,239 50,000
Sources Expenditures & Other U Legislative General Government Police Fire Parking Compliance	Jses: \$839,951 5,440,003 11,972,859 50,000	\$0 292,500 1,909,606	\$0 125,000 422,775 0 718,078	\$0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance	Jses: \$839,951 5,440,003 11,972,859 50,000	\$0 292,500 1,909,606 0 276,000	\$0 125,000 422,775 0	\$0 0 0 0	\$839,951 5,857,503 14,305,239 50,000
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073	\$0 292,500 1,909,606 0 276,000	\$0 125,000 422,775 0 718,078	\$0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance	Jses: \$839,951 5,440,003 11,972,859 50,000	\$0 292,500 1,909,606 0 276,000	\$0 125,000 422,775 0 718,078	\$0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886	\$0 292,500 1,909,606 0 276,000 0	\$0 125,000 422,775 0 718,078 0 1,265,853	\$0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073
Expenditures & Other L Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605	\$0 292,500 1,909,606 0 276,000 0 2,478,106	\$0 125,000 422,775 0 718,078 0 1,265,853	\$0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 3G 869,350	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000	\$0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 3G 869,350	\$0 292,500 1,909,606 0 276,000 0 2,478,106	\$0 125,000 422,775 0 718,078 0 1,265,853	\$0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 3G 869,350 nt 695,814	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000	\$0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PF Community Developme Other Financing - Transfers-In	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 3G 869,350	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000	\$0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing - Transfers-In Other Financing -	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 GG 869,350 nt 695,814	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000	\$0 0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PF Community Developme Other Financing - Transfers-In	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 3G 869,350 nt 695,814	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000	\$0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing - Transfers-In Other Financing - Transfers-Out	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 GG 869,350 nt 695,814	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000	\$0 0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing - Transfers-In Other Financing -	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 GG 869,350 nt 695,814	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000	\$0 0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing - Transfers-In Other Financing - Transfers-Out	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 GG 869,350 nt 695,814	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000	\$0 0 0 0 0 0 0 0	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing - Transfers-In Other Financing - Transfers-Out Total Expenditures -	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 3G 869,350 nt 695,814 0 2,408,972	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000 0	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000 0	\$0 0 0 0 0 0 0 0 2,408,972	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972 0
Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PE Community Developme Other Financing - Transfers-In Other Financing - Transfers-Out Total Expenditures -	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 GG 869,350 nt 695,814 0 2,408,972 30,272,627	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000 0	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000 0	\$0 0 0 0 0 0 0 0 2,408,972	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972 0
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Expenditures & Other U Legislative General Government Police Fire Parking Compliance Code Compliance Legislative/General/ Public Safety Subtotal Public Works Community Services/PF Community Developme Other Financing - Transfers-In Other Financing - Transfers-Out Total Expenditures - Uses Excess of Revenue and G Sources over Expendit and Other Uses	Jses: \$839,951 5,440,003 11,972,859 50,000 0 751,073 19,053,886 7,244,605 GG 869,350 nt 695,814 0 2,408,972 30,272,627 Other ures	\$0 292,500 1,909,606 0 276,000 0 2,478,106 13,088,469 100,000 15,000 0 15,681,575	\$0 125,000 422,775 0 718,078 0 1,265,853 0 120,000 75,000 0 1,460,853	\$0 0 0 0 0 0 0 0 0 2,408,972	\$839,951 5,857,503 14,305,239 50,000 994,078 751,073 22,797,845 20,333,074 1,089,350 785,814 2,408,972 0 47,415,055

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

\$15,918,253

Ending Fund

144931

Balance

This Ordinance was introduced on May 15, 2023, at a public meeting and then adopted, on June 5, 2023, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2023, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2023-02 in its entirety, please contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

144878 (6-29,7-6)

LEGALS

Landover Hills Town Council Emergency Ordinance O-05-2023

At the June 20, 2023, Town Council Meeting held at the Landover Hills Town Hall, the Landover Hills Town Council adopted Emergency Ordinance O-05-2023 to amend the Town Budget for Fiscal Year 2023, beginning July 1, 2022, and ending June 30, 2023 in order to comply with State and Town laws and reflect current economic trends. Projected revenues and expenditures are \$2,132,851. The Ordinance provided for revenue and expenditure line adjustments. A copy of Ordinance O-05-2023 has been posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. The budget amendment became effective on June 20, 2023.

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)

2. Contract Documents.

- 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 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 the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

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:

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/constructContracts/Cost ClassKey.asp)

The approximate quantities of major items of work involved are as fol-

Clearing and Grubbing

Quantity Unit Description

1	LS	Clearing and Grubbing
1	LS	Type C Engineer's Office
1	LS	Construction Stakeout
1	LS	Maintenance of Traffic
130	UD	Portable Variable Message Signs (PVMS)
90	UD	Arrow Panel
30	BBL	
30	DDL	Temporary Crash Cushion Sand filled plastic barrels for MOT
250	EA	Drums for MOT
1200	CY	Class I Excavation
845	LF	Silt Fence
75	SY	Class II Riprap for slope and channel protection
1	LS	Temporary Barrier Diversion (TBD)
1	LS	Removal of existing Structure
260	CY	Structure Excavation (Class 3)
1	LS	
		Maintenance of Streamflow
2	EA	Dynamic Pile Monitoring & CAPWAC-C Analysis
940	LF	20 Inch Dia. Concrete Filled Steel Pipe Piles
1	LS	Footing Concrete
1	LS	Substructure Concrete
1	LS	Superstructure Concrete
1	LS	Parapet Concrete
1	LS	Approach Slab & Sleeper Slab Concrete
1200	TON	Hot Mix Asphalt Super pave 9.5 mm for surface PG 70-22, Level-2
100	TON	Hot Mix Asphalt Super pave 12.5 mm for surface PG 70-22, Level-2
850	TON	Hot Mix Asphalt Super pave 19.0 mm for surface
000		for Wedge & level & Base PG 70-22, Level-2
100	TON	Hot Mix Asphalt Super pave 25.0 mm for surface
7000	CN	PG 70-22, Level-2
7000	SY	Fine Milling Asphalt Pavement 1 inch to 2.5-inch depth
3300	LF	Thermoplastic Pavement Marking Various Colors
645	LF	Contrast Pavement Marking Tape
2	EA	Traffic Barrier W- Beam one sided parallel End
_	271	Treatment Type C
4	EA	Traffic Barrier W Beam Anchorage to vertical face
2000	LF	Concrete Curb & Gutter P.G. County Std 620.01
1782	SF	4-Inch Thick Concrete Side Walk P.G.County Std.
1702	01	655.03
5200	SY	Furnish and Placing Topsoil 2- Inch Depth
5200	SY	Turf grace Establishment
		Turf-grass Establishment
17	EA	Galvanized U -Shaped Steel Channel Sign Post
127	SF	Sheet Aluminum Sign

- 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.
- Bid Security. 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.
- $8.\ \underline{Examination\ of\ Site\ and\ Data}.\ Each\ Bidder\ shall\ examine\ the\ specifications$ 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
- 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 hundred percent (100%) of the Contract will be required on this project
- 10. <u>Unbalanced bid</u>. 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

(7-6,7-13)

LEGALS

17. This project requires 25% DBE Mandate.

By Authority of Angela D. Alsobrooks County Executive

(6-22,6-29,7-6) 144803

> **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 details, For meeting please https://www.cityoflaurel.org/clerk/meetings and submit a speaker list if you wish to speak.

144792 (6-22.6-29.7-6)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS **TUESDAY, JULY 11, 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 11, 2023, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individuals to the Solid Waste Advisory

Reappointment Mr. Mouhaman S. Kola Term Expiration: 11/5/2024 Ms. Nancy J. Meyer Reappointment Term Expiration: 11/5/2024

Appointment of the following individuals to the Personnel Board:

Ms. Delores M. Stuckey Reappointment Term Expiration: 12/5/2026 Ms. Yvonne V. Hefley Reappointment Term Expiration: 12/5/2026 Reappointment Ms. Darlene M. Neal Term Expiration: 12/5/2026

Mr. Ike B. Udejiofor, Ph.D.

Appointment of the following individuals to the Fair Election Fund

Reappointment

Term Expiration: 12/5/2026

Ms. Monika L. Jackson Appointment Senior Citizen Member Term Expiration: 5/1/2026

Appointment of the following individuals to the Fire Commission for **Prince George's County:**

Reappointment Mr. Johnathan L. Bolden Volunteer Term Expiration: 7/1/2025 Mr. Antwan D. Holbert Reappointment Term Expiration: 7/1/2025 Ms. Vanessa E. Surles Reappointment

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.

Volunteer

Term Expiration: 7/1/2025

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

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

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

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

ATTEST: Donna I. Brown Clerk of the Council

144884

(6-29,7-6)



MAYOR AND CITY COUNCIL CITY OF SEAT PLEASANT, MD **ORDINANCE 0-23-11** FISCAL YEAR 2023-2024 CITY BUDGET **EFFECTIVE JULY 21, 2023**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2023, and ending June 30, 2024, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND

\$12,623,983

The Ordinance and the budget document are available for review at:

Office of the City Clerk City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125 (301) 336-2600

Shireka McCarthy Council President

144925 (7-6,7-13)

Notice

On Thursday, June 22, 2023, the Landover Hills Town Council adopted Ordinance No. O-04-2023, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland to Adopt a Budget for the Fiscal Year 2024 and to Establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2024. The Town's real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the Refuse Collection fee shall increase to \$280 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation will remain the same

Projected Revenues

m.	#1 25 0 2 00	F (A440.463
Taxes	\$1,359,200	Enforcement Fees	\$410,163
Permits/Licenses	\$35,500	Miscellaneous Revenues	\$103,500
Police Grants	\$71,500	Trash User Fee	\$142,800
Transfer from Investments	\$0		

Projected Expenditures

\$667,734 Total Projected Revenue: \$2,790,397

Total Projected Expenditures: \$2,790,397

Mayor and Council	\$35,850	Public Associations	\$3,615
Administration	\$365,012	Police Department	\$1,158,890
Annexation	\$5,000	Public Works	\$228,531
Professional Services	\$56,750	Elections	\$0
General Office	\$39,850	General Govt. Insurance	\$12,000
Municipal Building	\$56,000	Trash Collection	\$142,800
Community Promotions	\$18,135		

\$667,964

This legislation shall become effective June 30, 2023 for the Fiscal Year 2024 (July 1, 2023 – June 30, 2024). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days.

144930 (7-6,7-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Grants

Misc. Grants

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZENAIDA L RAMOS

Notice is given that Wilson D Ramos, whose address is 6940 University Drive, Alexandria, VA 22307, was on February 14, 2023 appointed Personal Representative of the estate of Zenaida L Ramos, who died on November 11, 2022 without a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of August, 2023.

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

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

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

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

> WILSON D RAMOS Personal Representative

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

Estate No. 127989 144934 (7-6,7-13,7-20)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
REGULAR SESSION

JULY 12, 2023

1. Gregory Jones, Member-Manager, Hope Jones, Member-Manager, t/a Trinity Grill, 3010 Hamilton Street, Hyattsville, MD 20782, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Rule and Regulation #32 (Inspections: Uncooperative). To wit; on Friday, April 28, 2023, at approximately 2:15 pm during a routine inspection, the owner of Trinity Grill became irate over the phone with Inspector Pascual regarding the inspection process. The manager, who was on the scene and a female employee, began to challenge the inspector as he attempted to do his job. Further, the manager followed the inspector out to his vehicle and took a picture of the inspector's license plate as a way of intimidation. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the

2. Anna Zheng, Owner, t/a New Rio Buffet & Bar, 3745A Branch Avenue, Temple Hills, Maryland 20748, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Friday, April 28, 2023,

at approximately 8:40 pm one (1) underage male operative (20 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered New Rio Buffet & Bar located at 3745 A Branch Avenue, Temple Hills, MD 20748. The operative ordered one 12 oz bottle of Heineken Beer, the cashier did not check for ID and the licensee is subject to-all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-

3. Delmy F. Buruca De Hernandez, President/Treasurer, Arnoldo, Secretary, t/a El Paraiso Restaurant, 6511-6513 New Hampshire Avenue, Takoma Park, Maryland 20912, Class B, Beer, Wine, and Liquor, is summonsed to show cause for an alleged vio-lation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Friday, May 19, 2023, at approximately 8:00 pm one (1) underage male operative (19 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered El Paraiso Restaurant located at 6511-6513 New Hampshire Avenue, Takoma Park, MD 20912. The operative order a Bottle Corona Beer and the server did not checked for ID and place the 12 oz Bottle Corona Extra Beer in front of the minor operative. Furthermore, the licensee was previously found in violation of: RR# 1, 11/8/22 -Sales to minor of the Rules and Regulations for Prince George's

4. Eloisa Guzman, President, t/a La Sirenita Restaurant, 4911 Edmosnton Road, Hvattsville, Marvland 20781, Class DW(On), Beer and Wine, is summonsed to show cause for an alleged violation of Maryland Annotated Code for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County. To wit; on or about Wednesday, April 6, 2023, at approximately 8:10 p.m., Inspector Bagby, of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 4911 Edmonston Road, Hyattsville, MD. Inspector Bagby observed 11 1.75L bottles of Gold Margarita and 1 1.75L bottles Strawberry Margarita all Kirkland (Costco Brand), which is not an authorized distributor. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, July 12, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director June 21, 2023

144933 (7-6)

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ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington, DC 20001 Phone (202) 783-1597 lucas@dansielaw.com,

Plaintiff,

Pinewood Hill Condo & Recreation Association c/o Law Offices of Gregory Alexan-821 West Street Annapolis, MD 21401,

Prince George's County, Maryland,

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

PT PAR A EQ .5127 ACRES and also known as Account Number 12-1308956,

Defendants.

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

Case No. C-16-CV-23-002736

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

PT PAR A EQ .5127 ACRES also known as Account Number: 12-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property 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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk

(6-29,7-6,7-13) 144851

ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington, DC 20001 Phone (202) 783-1597 lucas@dansielaw.com,

Plaintiff,

Potomac Conference Corporation of Seventh Day Adventists 6120 Allentown Rd. Suitland, MD 20746,

Prince George's County, Maryland,

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

PT Parcel M with a street address of 6120 Allentown Rd. Suitland, MD 20746 and also known as Account Number 09-5537994,

In the Circuit Court for

Defendants.

Prince George's County, Maryland Case No. C-16-CV-23-002737

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

PT Parcel M 6120 Allentown Rd. Suitland, MD 20746 also known as Account Number: 09-5537994

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to sons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

144852 (6-29,7-6,7-13)

The Prince George's Post Call 301-627-0900

brances.

LEGALS

Shari H. Fleming, Esq. The Law Office of Shari Fleming 10451 Mill Run Circle, Suite 400 Owings Mills, MD 21117 (410) 316-6800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED **DORIS WEBB HALL**

Notice is given that Lillian C. Smith, whose address is 506 Crain Highway, Upper Marlboro, MD 20774, was on April 27, 2023 appointed Personal Representative of the estate of Doris Webb Hall who died on August 25, 2022 with a will.

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

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

LILLIAN C. SMITH Personal Representative

144874

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

Estate No. 128754

(6-29,7-6,7-13)

Camp Springs, MD 20746 301-423-0111

WALTER SMITH KING

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Leonard W. Jones, Esq.

5827 Allentown Road

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Pamela King-Williams, whose address is 1206 Bohac Lane, Accokeek, MD 20607, was on February 6, 2023 appointed Personal Representative of the estate of Walter Smith King who died on November 2, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th 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 undersigned on or before the earlier of the following dates:

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

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

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

PAMELA KING-WILLIAMS Personal Representative

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

Estate No. 127591

144882 (6-29,7-6,7-13)

LEGALS

Ronnie James 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff

Willard R. Hess 430 Southridge Rd. Winder, GA 30680

Dorothy E. Hess 430 Southridge Rd. Winder, GA 30680

PRINCE GEORGE'S COUNTY, MARYLAND

Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the TWELFTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002865

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing prop-erty described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 12-1284074: Lying and being in the 12th Election District of Prince George's County, State of Maryland being the same land which said party of the first part Prince George's County, Mary-land obtained from William R. Brown, Jr. by deed dated the 28th day of February, 1978, recorded in the Land Records of Prince George's County, in Liber 4896 at folio 409 and being described as follows to

North Barnaby Resubdivision, Parcel F, Account No. 12-38587-01 and containing 4475 square feet more or

Account Number 12-1284074. \$1,021.00 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 21st 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid plaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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

144859 (6-29,7-6,7-13)

LEGALS

ORDER OF PUBLICATION

Ronnie James 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff

Estate of Mary Ann Durnell Surviving Spouse of Grover W. Dur-

c/o Jimmy L. Hasty 1111 Hornell Drive Silver Spring, MD 20906

Estate of Mary Ann Durnell c/o D. Hope Scripture 1175 S Dogwood Dr. Harrisonburg, VA 22801

Estate of Mary Ann Durnell c/o David Malone, Esq. 8 Granite Pl., #34 Gaithersburg, MD 20878

PRINCE GEORGE'S COUNTY, MARYLAND Serve on:

Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the FOURTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002863

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing prop-erty described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

ORDER OF PUBLICATION

Tax Account Number 14-1630573: Lots 19 & 32, Block Q, Lincoln Sub-division, Lots 16 & 61, Block T, Lincoln Subdivision and Lot 20. Block H, Lincoln Subdivision, shown in Plat Book 01 at Plat 58 recorded in the Land Records of Prince George's County, Maryland.

Being the same property acquired by Prince George's County, Maryland by deeds dated February 6, 1978 and February 28, 1978, recorded in Liber 4887 at Folio 33 and Liber 4896 at Folio 409 in the Land Records of Prince George's County, Maryland.

Account Number 14-1630573 \$1,113.21 was paid to the Collector at the time of sale. The Complaint states, among other

things, that the amount necessary for redemption has not been paid, al-though more than six months from though more than six monuts from the date of sale has expired. It is thereupon this 21st 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of re-demption in the properties 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

(6-29,7-6,7-13)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION Ronnie Iames 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff

Thomas H. Franklin 9417 Gwynndale Dr.

Clinton, MD 20735 Jacquelin E. Franklin 9417 Gwynndale Dr.

Clinton, MD 20735

PRINCE GEORGE'S COUNTY, MARYLAND

Serve on: Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the NINTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002864

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

Tax Account Number 09-0975680: Lot numbered Forty-three (43), in Block lettered "B", in the subdivi-sion known as "Plat Number Two, SURRATTS GARDENS", as per plat thereof recorded among the Land Records of Prince George's County. Maryland, in Plat Book WWW 37, at Plat 100; being in the 9th Election District of said county.

AND

Outlot lettered "E", in Block lettered "B", in the subdivision known as "Outlots A thru P, Block B, SUR-RATTS GARDENS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 80, at

Account Number 09-0975680. \$1,550.43 was paid to the Collector at the time of sale.

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

pired.

It is thereupon this 21st 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 a control circulation in Prince general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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 Él Amin, Clerk 144860 (6-29,7-6,7-13)

essary for redemption have not been paid. It is thereupon this 20th 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 14th day of July, 2023, warning all persons interested in the property to appear in this Court by the 22nd 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

(6-29,7-6,7-13) <u>144853</u>

LEGALS

ORDER OF PUBLICATION

BY POSTING BESSIS ANTONIA MATA

MARTINEZ

Plaintiff,

Defendant(s)

vs. ALEJANDRO CUYUCH RAMOS

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-003031

ORDERED, ON THIS 20th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, ALEJAN-DRO CUYUCH RAMOS, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMORANT HAVENILE STATIS MIGRANT JUVENILE STATUS,

and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ALEJANDRO CUYUCH RAMOS, 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

ORDERED, said posting to be completed by the 20th day of July, 2023, and it is further;

ORDERED that the DEFENDANT, **ALEJANDRO CUYUCH RAMOS**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 19th 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 El Amin, Clerk 144848 (6-29,7-6,7-13) LM File No.: 940-00031-Jin

LEGALS

Plaintiff,

LM File No.: 940-00034-Jin

LEWIS MCDANIELS, LLC

50 Citizens Way

Suite 305

Frederick, Maryland 21701

ORDER OF PUBLICATION

Hoang Anh Le; Prince George's

County, Maryland; any and all un-

known owners of the property and

premises situate in Prince George's County, Maryland, described as Lts 25 26 27 28 29 12,500.0000 Sq.Ft.

Eagle Harbor Blk 9 Assmt \$27,033

Lib 36755 Fl 579 and being identi-

fied on the Tax Roll as Parcel ID: 08-

0845461, and which may be known

as Vacant lot on Juniper Trl.,

Aquasco, MD 20608, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

tors, administrators, grantees, assigns or successors in right, title and

interest; and, any and all persons

that have or claim to have any in-

terest in the property and premises

situate in Prince George's County, Maryland, described as Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl

579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and

which may be known as Vacant lot

on Juniper Trl., Aquasco, MD 20608, Defendants.

In the Circuit Court for

Prince George's County, Maryland Case No. C-16-CV-23-002763

(TAX SALE)

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty situate in Prince George's

County, Maryland, sold by the Collector of Taxes for the Prince George's County, Maryland, and the

described as Lts 25 26 27 28 29

12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579

and being identified on the Tax Roll

as Parcel ID: 08-0845461, and which

may be known as Vacant lot on Ju-

The Complaint states, among

other things, that the amounts nec-

niper Trl., Aquasco, MD 20608.

State of Maryland:

Chun Iin.

LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Chun Jin, Plaintiff,

Angela Ayres; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608, 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, described as Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002765 (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 Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608.

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

It is thereupon this 20th 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 14th day of July, 2023, warning all persons interested in the property to appear in this Court by the 22nd 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

(6-29,7-6,7-13) <u>144854</u>

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

DELORIS LACEY TYER Notice is given that Karen Tyer Bowens, whose address is 3207 Sav-ille Lane, Mitchellville, MD 20721, and Byron Keith Tyer, whose address is 622 Brookedge Court, Mitchel-lville, MD 20721, were on November 9, 2022 appointed Co-Personal Representatives of the estate of Deloris Lacey Tyer who died on August 7,

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2023. Any person having a claim against the decedent must present the claim

ter 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

to the undersigned co-personal representatives or file it with the Regis-

decedent's death; or (2) Two months after the co-personal representatives mails or other-wise 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

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

or other delivery of the notice.

KAREN TYER BOWENS BYRON KEITH TYER Co-Personal Representatives

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

Estate No. 126951 (6-29,7-6,7-13)

144879

CERETA A. LEE

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SAMUEL ARCHER IR

Notice is given that Sharon Brockett, whose address is 8400 Laura Lane, Forestville, MD 20747, was on June 6, 2023 appointed Personal Representative of the estate of Samuel Archer Jr who died on April 28, 2023 with a will.

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

All persons having any objection to the appointment (or to the 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 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. Ćlaim 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 144837 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION

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

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

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 Fl 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 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 interpretation the property to appear in ested 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 Él Amin, Clerk

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

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, Upper Marlboro, MD 20774, as the Personal Representative of the Estate 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

(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 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.

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

<u>144823</u>

LEGALS

ORDER OF PUBLICATION

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

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

7379 OLD ALEXANDRIA FERRY RD, #11B

and

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

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 Únit 11-B Bldg B and assessed to Hope Temple of Praise, Inc.

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

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 nec essary 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 circula-tion in Prince George's County once a week for three (3) successive weeks, warning all persons inter-ceted in the property to appear in ested 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)

LEGALS

STITH

ORDER OF PUBLICATION

Jessica Maragh

Plaintiff,

Theodore J. Scheve, et al. Defendants.

In the Circuit Court for Prince George's County

Case No.: C-16-CV-23-002393

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Glenn Dale Road, Glenn Dale, MD 20769-0000 ("Property"), Account Number 1675842, assessed to Defendants, Theodore J. Scheve and Geraldine E. Scheve 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: Glenn Dale Road, Glenn Dale, Maryland 20769-

Description on Certificate of Tax Sale:

The property in Bowie, 14th Election District of said County, described as follows:

.2100 Acres. Assmt \$1,200 Map 045 Grid B3 Par 166 Lib 09410 Fl 017 and assessed to Scheve Theodore J & Geraldine E.

Tax ID No. 14-1675842 000000 Glenn Dale Road Glenn Dale, Maryland 20769

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

It is thereupon this 21st 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 22nd day of August, 2023, to redeem the property located at Glenn Dale Road, Glenn Dale, MD 20769-0000, Tax ID Number: 14-1675842, 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

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

True Copy—Test: Mahasin El Amin, Clerk

144862

(6-29,7-6,7-13)

PUBLICATION ORDER

LEGALS

MBNA.LLC c/o Hijazi Law Group, LLC 3231 Superior Lane, Suite A-26 Bowie, MD 20715

Plaintiff

BENNIE NESBITT 59 Akin Ave Capitol Heights, MD 20743

5704 Rhode Island Dr. Woodbridge, VA 22193

and

Exodus Bethea 59 Akin Ave Capitol Heights, MD 20743

1418 Kearny St. NE Washington, DC 20017

Anthony M. Grayton 59 Akin Ave Capitol Heights, MD 20743

Al Stith 59 Akin Ave Capitol Heights, MD 20743

ALL OCCUPANTS 59 Akin Ave Capitol Heights, MD 20743

PRINCE GEORGE'S COUNTY, **MARYLAND** Serve on:

Prince George's County Office of Law 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all unknown persons having or claiming to have any interest in the property and premises situate, described as:

N 71 Ft Lot 47 & Lots 48.49.50.51 9,420.0000 Sq. Ft Capitol Heights Blk 5 Assmt \$113,000 Lib 0000 Fl 000 Known as: 59 Akin Ave Capitol Heights, Maryland 20743 Defendants

In the Circuit Court for Prince George's County, Maryland **CIVIL DIVISION** Case No.: C-16-CV-23-002814

The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following prop-

PropertyAddress: 59 Akin Avenue, Capitol Heights MD, 20743 Description: N 71 Ft Lot 47 & Lots 48.49.50.51 9,420.0000 Sq. Ft. Capitol Heights

Blk 5 Assmt \$113,000 Lib 0000 Fl 000 Liber/Folio: 25722/277 Assessed To: NESBITT BENNIE & **EXODUS BETHEA ET**

GRAYTON ANTHONY M & AL

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than seven (7) months from the date of sale has expired.

It is thereupon this 20th day of June, 2023, by the Circuit Court for Prince George's County hereby:

ORDERED, that notice be given by the insertion of a copy of this Order in some weekly newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before three successive weeks on or before the 14th day of July, 2023, warning all persons interested in the said property to be and appear in this Court by the 22nd 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 144849 (6-29,7-6,7-13)

ORDER OF PUBLICATION

Alyssa Maragh

Plaintiff,

Betty E. Daigle, et al. Defendants.

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 Represe-tative 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,

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

described as follows:

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)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS IN THE ESTATE OF: HILDA MCRAE FREEMAN AKA: HILDA FAYE MCCRAE **FREEMAN**

PUBLIC NOTICE TO CAVEAT

ESTATE NO: 127474

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Rico Freeman, 204 Major King Lane, Fort Washington, MD 20744, son, challenging the will dated September 2, 2022 (Not well as the Bayes) 2022. You may obtain from the Register of Wills the date and time of any hearing on this matter.

144866

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY The Complaint states, among other P.o. Box 1729 UPPER MARLBORO, MD 20773

(6-29,7-6)

LEGALS

ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington, DC 20001 Phone (202) 783-1597 lucas@dansielaw.com

Plaintiff,

Toll Oak Creek Golf LLC C/O United Agent Group, Inc. 2 Wisconsin Circle, Ste 700 Chevy Chase, MD 20815-7007,

Prince George's County, Maryland,

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as: Golf Course Plat 5, Pt.

and also known as Account Number 07-3616430,

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002738

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

Golf Course Plat 5, Pt. Par 13 also known as Account Number: 07-

The Complaint states, among other things, that the amounts nec-essary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property 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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk (6-29,7-6,7-13)

ORDER OF PUBLICATION

JOEL MORRIS

Plaintiff,

V. KAZ DEVELOPMENT, LLC SERVE ON:

VICTOR M. KAZANJIAN, RES. **AGENT**

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

DEVELOPMENT, LLC,

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

13209 MOLLY BERRY ROAD BRANDYWINE, MD 20613

County and known as:)

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

C-16-CV-23-002524 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 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:

CASE NO.:

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 Fl 536, tax account no. 04-0259507, Deed ref. 19334/536 and assessed to KAZ DEVELOPMENT, LLC.

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

expired. It is thereupon this 15th 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 in Prince George's 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 the Complaint or the county of th swer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

ORDER OF PUBLICATION

Miyonna Campbell, Plaintiff

vs. UV Properties LLC; Secured Real Estate Income Fund 1,

Wanda W. Debord, Trustee

Prince George's County, Maryland

1782671,

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-

Defendants

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 prop-

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 ex-

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 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)

NOTICE

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

Shirlean Lovelace 1202 Castlewood Drive Upper Marlboro, MD 20774 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001011

Notice is hereby given this 29th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 31st day of July, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 31st day of July, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$356,000.00. The property sold herein is known as 1202 Castlewood Drive, Upper Marlboro, MD 20774. MAHASIN EL AMIN

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 144924

(7-6,7-13,7-20)

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 castle 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 representative or the attorney.

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the 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 mav be obtained from the Register of Wills.

> DANNETTA PAYNE Personal Representative

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

Estate No. 129474 (6-22,6-29,7-6) <u>144824</u>

I. William Chase

Attorney-At-Law

1190 West Northern Parkway

Suite 124

Baltimore, Maryland 21210

410-433-4100

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Joshua E. Zukerberg, whose address is 1190 West Northern Parkway, Suite 124, Baltimore, Maryland 21210, was on June 16, 2023 appointed Personal Representative of the estate of Donna Maria Valencia who died on

Donna Maria Valencia, who died on December 26, 2019 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-

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 16th day of 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

(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 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.

JOSHUA E. ZUKERBERG

UPPER MARLBORO, MD 20773-1729

Estate No. 129436

(6-29,7-6,7-13)

Personal Representative

CERETA A. LEE

144868

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

tative or the attorney.

the following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF DONNA MARIA VALENCIA

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY RAY THOMPSON

NOTICE TO UNKNOWN HEIRS

Notice is given that Delecelia Thompson, whose address is 253 Harry S. Truman Drive, Apt 24, Harry S. Truman Drive, Apt 24, Largo, MD 20774, was on June 8, 2023 appointed Personal Represen-

tative of the estate of Anthony Ray Thompson, who died on February 6, 2023 without a will. Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills on or before the 8th day of Decem-Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

> DELECELIA THOMPSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 Upper Marlboro, MD 20773-1729

LEGALS

Estate No. 128521 144825 (6-22,6-29,7-6)

Jessica L. Estes, Esq.

ERA Law Group, LLC

20 Ridgely Avenue, Suite 204 An-

napolis, Maryland 21401

(410) 919-1790

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Winell Belfonte, whose address is 12607 Wood-

bridge Court, Mitchellville Maryland

pointed Personal Representative of the estate of Joycelyn E. Boissiere

who died on May 20, 2022 with a

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 probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 7th day of

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

(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

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.

UPPER MARLBORO, MD 20773-1729

Estate No. 127536

(6-29,7-6,7-13)

other delivery of the notice.

WINELL BELFONTE

REGISTER OF WILLS FOR

Prince George's County

CERETA A. LEE

P.O. Box 1729

144873

Personal Representative

September, 2023.

following dates:

decedent's death; or

was on March 7, 2023 ap-

IN THE ESTATE OF

JOYCELYN E. BOISSIERE

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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 Decem-Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

the following dates:

of Wills with a copy to the under-signed, on or before the earlier of

(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.

RUSSELL W MOY Personal Representative

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

Estate No. 129504 144826 (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

LEGALS

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 Personal Representative of the estate of Annie R. Hammonds AKA Annie Ruth Hammonds who died on February 21, 2023 with a will.

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

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the 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 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 129085 <u>144828</u> (6-22,6-29,7-6)

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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of 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.

WILLIAM L'ESPERANCE Personal Representative

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

144830

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

the estate of Katherine E Greene who died on March 28, 2023 with a

tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file November, 2023.

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.

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

Estate No. 128963

144831 (6-22,6-29,7-6)

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 appointed Personal Representative of

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

their objections with the Register of Wills on or before the 18th day of 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

TIFFANEE L. GREENE Personal Representative

UPPER MARLBORO, MD 20773-1729

LEGALS

Kenneth B. Folstein, Chartered 8957 Edmonston Road, Suites A & C Greenbelt, MD 20770 301-982-3080

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON A. KUPLIS

Notice is given that Sandra Kuplis Trevathan, whose address is 6239 87th Avenue, New Carrollton, MD 20784, was on June 14, 2023 appointed Personal Representative of the estate of Leon A. Kuplis who died on April 19, 2023 with a will.

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

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

SANDRA KUPLIS TREVATHAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 129316

(6-29,7-6,7-13) <u>144871</u>

William John Armstrong III, Esquire 1804 Briggs Chaney Road Silver Spring, MD 20905

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-384-9233

TO ALL PERSONS INTERESTED IN THE ESTATE OF LESLIE L. HELMICK JR.

Notice is given that Ronald E. Helmick, whose address is 5355 Brookway Apt 4, Columbia, MD 21044, was on June 15, 2023 appointed Personal Representative of the estate of Leslie L. Helmick Jr. who died on March 31, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of December, 2023.

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

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

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

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

RONALD E. HELMICK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129219

144870 (6-29,7-6,7-13)

TO ALL PERSONS INTERESTED SHIRLEY DEAN RENRICK

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF

LEGALS

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 representative or the attorney.

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

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

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 Representative of the estate of Daisy Marie Saunders 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 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 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.

TARA MABLE Personal Representative

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

Estate No. 129616 144835 (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: NELIS DEL VASQUEZ DE **MEDRANO**

Estate No.: 125379 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Fernando Quijano for judicial probate and for the appointment of a personal rep-

resentative.

A VIRTUAL hearing will be held **August 7, 2023 at 10:30 AM.** This hearing may be transferred or ostponed 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-

PRINCE GEORGE'S COUNTY CERETA A. LEE UPPER MARLBORO, MD 20773-1729

REGISTER OF WILLS FOR

144867 (6-29,7-6)

The Prince George's Post

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

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & bv virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing,** Upper Marlboro, MD 20772, at 4:00 P.M. on 07/14/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

2018 NISSAN VIN# 1N4AL3AP8JC194159 JT RESTORATIONS 5849 DEALE CHURCHTON RD DEALE

LOT#10290 2015 INFINITI VIN#JN1BV7AR0FM405067 CAMP SPRINGS VALERO 6300 ALLENTOWN RD **CAMP SPRINGS**

LOT#10294 1987 CARVER 28' BOAT MD# 6662 DA MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10296 2019 HYUNDAI VIN#5NPD84LF3KH480140 OURISMAN HYUNDAI MAZDA 3516 FORT MEADE RD LAUREL

LOT#10297 2017 HYUNDAI VIN#5NPE24AF9HH527057 OURISMAN HYUNDAI MAZDA 3516 FORT MEADE RD LAUREL

LOT#10298 2017 HYUNDAI VIN#KMHE24L18HA057611 OURISMAN HYUNDAI MAZDA 3516 FORT MEADE RD LAUREL

LOT#10303 1992 SILVERTON 34' BOAT MD# 8280 BH HIN# STNS0018D292 BOWLEY'S MARINA INC 1700 BOWLEY'S QUARTERS RD MIDDLE RIVER

LOT#10333 2009 FREIGHTLINER VIN#1FUJA6CK49DAJ2106 823 OLD PHILADELPHIA RD **ABERDEEN**

LOT#10334 2019 NISSAN VIN#1N4BL4BV1KN324456 NISSAN ELLICOTT CITY 8569 BALTIMORE NATIONAL PIKE ELLICOTT CITY

LOT#10335 2011 NISSAN VIN#JN8AZ1MW6BW176893 NISSAN ELLICOTT CITY 8569 BALTIMORE NATIONAL PIKE ELLICOTT CITY

LOT#10337 2012 NISSAN VIN#JN8AZ1MW3CW234346 NISSAN ELLICOTT CITY 8569 BALTIMORE NATIONAL PIKE ELLICOTT CITY

LOT#10338 2018 NISSAN VIN#3N1AB7AP3JY330079 NISSAN ELLICOTT CITY 8569 BALTIMORE NATIONAL PIKE ELLICOTT CITY

LOT#10339 2021 MAZDA VIN#3MZBPAA7XMM202026 OURISMAN MAZDA OF LAUREL 3518 FORT MEADE RD LAUREL

LOT#10340 2013 MAZDA VIN#JM1BL1UP2D1758225 OURISMAN MAZDA OF LAUREL 3518 FORT MEADE RD LAUREL

LOT#10341 1975 TROJAN 36' BOAT MD# 8546 Y HARBORVIEW MARINE CENTER 500 HARBORVIEW DR **BALTIMORE**

LOT#10342 1979 PACEMAKER 40' BOAT MD# 3940 BN HARBORVIEW MARINE CENTER 500 HARBORVIEW DR BALTIMORE

LOT#10343 1973 CLIPPER MARINE 25'9" BOAT MD# 9772 CH MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10344

1985 CATALINA 25' BOAT MD# 9933 AP MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10345 1979 C&C YACHTS INC 24' BOAT MD# 5629 BV MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10346 1977 IRWIN YACHT 26' BOAT MD# 6602 AB MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10347 1966 KENNER 26' BOAT MD# 4666 CF MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10350 1969 WHITBY 30' BOAT MD# 4248 BN MARYLAND MARINA $3501~\mathrm{RED}~\mathrm{ROSE}~\mathrm{FARM}~\mathrm{RD}$ MIDDLE RIVER

LOT# 10351 1983 O'DAY 29'11" BOAT MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10353 2003 BAYLINER 23'9" BOAT MD# 2218 BT MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10354 1992 BAYLINER 25' BOAT MD# 4460 CD MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10355 1978 MARINER 28' BOAT MD# 9994 AC MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10356 1978 HUNTER 27' BOAT MD# 4172 AT MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10357 1986 BAYLINER 27'5" BOAT MD# 9866 AM MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10358 1979 TANZER 24'7" BOAT MD# 112 BK MARYLAND MARINA $3501~\mathrm{RED}~\mathrm{ROSE}~\mathrm{FARM}~\mathrm{RD}$ MIDDLE RIVER

LOT#10359 1976 CATALINA 21'6" BOAT MD# 9967 AE MARYLAND MARINA 3501 RED ROSE FARM RD MIDDLE RIVER

LOT#10361 2002 PONTIAC VIN#2G2FV22G222164695 WOODLAWN AUTO REPAIR 6423 WINDSOR MILL RD **GWYNN OAK**

LOT#10363 2013 KIA VIN#KNDJT2A63D7553247 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

LOT#10364 2015 ACURA VIN#5J8TB4H34FL015493 IAD AUTO INC 2000 BRIGHTSEAT RD LANDOVER

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

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

(6-29,7-6)144890

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LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

Plaintiff

KRISTEN E BRUNELLE Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000872

NOTICE is hereby given this 26th 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 26th 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 26th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1296.26. 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

(6-29,7-6,7-13)

Prince George's County, MD True Copy—Test:

Mahasin El Amin, Clerk

144888

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LEGALS

County Since 1932

NOTICE OF REPORT OF SALE

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

Plaintiff

Hanne T. Sweetnam-Boyd Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000856

NOTICE is hereby given this 26th 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 26th 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 26th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$13859.87. 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, 1102, 1102, 1103, 1104, 1105, 1107 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 (6-29,7-6,7-13)

NOTICE

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

Diane Rosenberg, et al.

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

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 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 Novem-

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 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 ob-tained from the Register of Wills.

LYNNE MARIE MCKAY Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 129305 144827 (6-22,6-29,7-6)

LEGALS

NOTICE

LAURENCE A. BEN

ROBYN D. GORDNEER-BEN

Plaintiff

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 proceedings, specifically, 4037 Elmora Avenue, Baltimore, MD 21213 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause ratified and confirmed, unless cause to the contrary be shown on or be-

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).

(\$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)

LEGALS

4803 Osage Street College Park, MD 20740

George's County, Maryland Case No. CAEF22-30110

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 Él Amin, Clerk

Matthew J. Dyer, Esquire P.O. Box 358

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

(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.

provided by law, is unenforceable thereafter. Claim forms may be obtained 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

Estate No. 129538 (6-22,6-29,7-6)

NOTICE

Plaintiffs,

ESTATE OF JANICE D. SMITH, ET. AL.,

George's County, Maryland Case No. CAEF 21-02707

ORDERED this 20th day of June, 2023, by the Circuit Court for PRINCE GEORGE'S County, Mary-20th day of July, 2023, next.

The report states the amount of sale to be \$317,000.00.

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

MARVIN IVAN REYES

Plaintiff,

ORDER OF PUBLICATION

BY POSTING

MARIA DE LA PAZ CRUZ

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

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 Defendant's last known address is 818

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 completed by the 12th day of July, 2023, and it is further;

Forge Road, Durham, North Car-

olina 27713, and therefore it is;

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 address; 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

144775 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION **BY POSTING**

MARIA ESTER ORELLANA Plaintiff,

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 JUVENILE STATUS and stating that the Defendant'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 completed by the 15th day of July, 2023, and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, JOSE ADALBERTO DIAZ CANAS, in accordance with Maryland 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 DEFENDANT, 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 El Amin, Clerk

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

144838

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NOTICE

Diane Rosenberg, et al. 4340 East West Highway, Suite 600 Bethesda, MD 20814

Substitute Trustees Plaintiff(s)

Misael H Alvarenga

Defendant(s) In the Circuit Court for Prince

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

(6-22,6-29,7-6)144791

LEGALS

Upper Marlboro, MD 20773 301-627-5222

TO ALL PERSONS INTERESTED

Louise Heilig who died on May 5, 2023 with a will.

tative or the attorney.

Any person having a claim against

decedent's death; or

A claim not presented or filed on or before that date, or any extension

UPPER MARLBORO, MD 20773-1729

KEITH M. YACKO, Substitute Trustee, et al,

Defendant(s) In the Circuit Court for Prince

land, that the sale of the property at 11905 Galaxy Lane, Bowie, MD 20744 mentioned in these proceed-ings, made and reported Keith M. Yacko, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2023, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the

True Copy—Test: Mahasin El Amin, Clerk

144858 (6-29,7-6,7-13)

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

10675 CAMPUS WAY S **UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated September 27, 2013 and recorded in Liber 35316, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,769.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 25, 2023 AT 11:05 PM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any man received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 454635)

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



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

144897 (7-6,7-13,7-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5508 EMERSON STREET HYATTSVILLE, MD 20781

By authority contained in a Deed of Trust dated July 14, 2006 and recorded in Liber 26366, Folio 397, and re-recorded at Liber 43778, Folio 476 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,200.00, and an interest rate of 4.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 25, 2023 AT 11:07

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

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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclo-sure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 456049)

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



auctioneers

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144898 (7-6,7-13,7-20)

LEGALS

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

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

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

You must reclaim these vehicles by: 7/21/2023.

Please contact the Revenue Authority of Prince George's County at:

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

2019 HYUNDAI ACCENT MD T0044169 3KPC24A32KE069855

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

2000 INFINITI Q45 SC UGQ977 JNKBY31A6YM301076 2022 TEXAS TRAILER MD T1211148 17XFG2827N1111846 BRAGG ENTERPRISE 2004 MITSUBISHI FUSO FM617 MD 8CB6511 JL6DEP1E44K008156

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

2007 MERCURY	GRAND MARQU	JIS		2MEFM75W27X600193
2007 DODGE	CARAVAN	MD	JOYCE	1D4GP24R87B125831
2011 CHEVROLE	T IMPALA	VA	UEN1403	2G1WG5EKXB1290132
2009 HYUNDAI	SANAT FE	GA	TDE3578	5NMSH13E09H256151
2005 DODGE	RAM 1500			1D7HU18D35S340555
2005 HONDA	ACCORD			JHMCN36425C000371
2002 CHEVROLE	T TAHOE			1GNEK13Z32R164414
2019 NISSAN	VERSA			3N1CN7AP3KL864147
2013 FORD	TAURUS			1FAHP2E84DG220365
2007 FORD CR	OWN VICTORIA	DC	GF8214	2FAFP71W57X104888
2003 MERCEDES-	BENZ E320	MD	31615CA	WDBUF65J03A206825
2007 FORD CR	OWN VICTORIA	DC	GF8214	2FAFP71W57X104888
1997 TOYOTA	CAMRY	MD	T1317216	4T1BG22K2VU104483
2008 PORCHE	CAYENNE			WP1AB29P78LA42183
2012 CHEVROLE	T EXPRESS	MD	3ED1391	1GCWGGBA3C1149618
1996 LINCOLN	TOWN CAR	VA	7147VX	1LNLM82W5TY669836

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

2006 CADILLAC DTS UJH4329 1G6KD57Y56U222544 VA **EXPEDITION** 1FMPU16595LA43362 2005 FORD 2011 NISSAN MAXIMA VA 9205XB 1N4AA5AP9BC807652 2007 GMC CANYON WV 554368 1GDDS14E878158665

144928 <u>(7-6)</u>

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

7717 STANMORE DRIVE BELTSVILLE, MARYLAND 20705

By virtue of the power and authority contained in a Deed of Trust from Michael B Taylor and Lucinda A Taylor, dated November 14, 2005, and recorded in Liber 23515 at folio 606 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 25, 2023 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 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 6.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis to the extent such charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purpurchaser 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>22-601451</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

144892

(7-6,7-13,7-20)

LEGALS

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

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

DISTRICT HEIGHTS, MARYLAND 20747

8555 RITCHBORO ROAD

Estate of Monica Mathis and Victor C. Mathis, dated June 11, 2010, and recorded in Liber 31859 at folio 023 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 25, 2023 AT 9:33 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 5.875% 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 recent. These ground tent water root and all other public is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601263)

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

<u>144923</u> (7-6,7-13,7-20) **LEGALS**

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

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

624 EVENING STAR PLACE BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Kafayat Ashorobi, dated January 20, 2006, and recorded in Liber 24637 at folio 46 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 25, 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

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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall be upon the laws to find the deposit. 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 # 2010-05870)

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

(7-6,7-13,7-20)144927

GEORGE'S THE PRINC Call 301-627-0900 Fax 301-627-6260

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED DAISY H STITH

Notice is given that Yvonne Pamela Stith Cheek, whose address is 3634 Tyrol Drive, Springdale, MD 20774, was on June 27, 2023 appointed Personal Representative of the estate of Daisy H Stith who died on May 27, 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 27th 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

(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 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.

YVONNE PAMELA STITH CHEEK Personal Representative

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

Estate No. 129683 (7-6,7-13,7-20)

144913

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KIM COLOTTA BOWLING

Notice is given that David B. Bowling Sr, whose address is 7303 E Forest Rd, Landover, MD 20785, was on June 28, 2023 appointed Personal Representative of the estate of Kim Colotta Bowling, who died on April 29, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of ills on or before the 28th 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. Ćlaim forms may be obtained from the Register of Wills.

DAVID B. BOWLING SR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 129757

144920 (7-6,7-13,7-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NELLY EBUE**

Notice is given that Margrit V Montoya, whose address is 2818 Sudberry Lane, Bowie, MD 20715, was on June 7, 2023 appointed Personal Representative of the estate of Nelly Ebue who died on April 16, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of December, 2023 Any person having a claim against the decedent must present the claim

to the undersigned 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 dècédent'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.

MARGRIT V MONTOYA Personal Representative

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

Estate No. 129386 144914 (7-6,7-13,7-20)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED JANE E ARTHUR

Notice is given that James E Arthur, whose address is 9601 Ridge View Drive, Owings, MD 20736, was on May 5, 2023 appointed Personal Representative of the estate of Jane E Arthur who died on April 8, 2023 with a will.

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

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th 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 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.

JAMES E ARTHUR Personal Representative

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

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

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.

Please contact the Revenue Authority of Prince George's County at:

ALLEYCAT TOWING & RECOVERY

5110 BUCHANAN ST

EDMONSTON, MD 20781

301-864-0323

CHARLEY'S CRANE SERVICE

8913 OLD ARDMORE RD

LANDOVER, MD 207850

301-773-7670

2010 MERCEDES-BENZ C CLASS VA UEE6750 WDDGF8BB0AR123763

ID TOWING

2817 RITCHIE RD

FORESTVILLE, MD 20747

301-967-0739

PAST & PRESENT TOWING & RECOVERY INC

7810 ACADEMY LANE

LAUREL, MD 20707

301-210-6222

MD 5DG3137 5J6YH18314L004251

MD 6DN1740 JTHBF30G620024679

VA TBY6385 4T3ZF13C5YU262945

for hearing with the Revenue Authority of Prince George's County.

You must reclaim these vehicles by: 7/13/2023.

ELEMENT

301-772-2060.

2004 HONDA

2002 CHEVROLET TAHOE

2000 TOYOTA SIENNA

144929

Estate No. 129195 144916 (7-6,7-13,7-20)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN MUSE AKA: JOAN MARIE MUSE

Notice is given that Diane Muse Poindexter, whose address is 12802 Letcher Road, Brandywine, Maryland 20613, was on June 26, 2023 appointed Personal Representative of the estate of Joan Muse AKA: Joan Marie Muse who died on December 14, 2020 with a will.

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

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

DIANE MUSE POINDEXTER Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Upper Marlboro, MD 20773-1729 Estate No. 129668

<u>144912</u> (7-6,7-13,7-20)

LEGALS

NOTICE

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

Substitute Trustees,

Dorothy E. Avent

AND

Jimmy A. Avent

4503 39th Place Brentwood, MD 20722

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001692

Notice is hereby given this 27th 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, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of July, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-

The Report of Sale states the amount of the foreclosure sale price to be \$238,000.00. The property sold herein is known as 4503 39th Place, Brentwood, MD 20722.

fore the 27th day of July, 2023.

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

144899 (7-6,7-13,7-20)

NOTICE TO CREDITORS

NOTICE OF APPOINTMENT NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET MARY COFER-

Notice is given that Pamela Bruner, whose address is 11600 Glenn Dale Blvd. #2242, Glenn Dale, MD 20769, was on June 2, 2023 appointed Personal Representative of the estate of Margaret Mary Cofer-Bruner who died on March 20, 2023 with a will.

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

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

PAMELA BRUNER Personal Representative

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

Estate No. 129190 <u>144915</u> (7-6,7-13,7-20)NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON G GAITHER SR

Notice is given that Vera Paylor, whose address is 1015 Gorsuch Rd, Westminster, MD 21157, was on March 1, 2023 appointed Personal Representative of the estate of Leon G Gaither Sr, who died on February 22. 2000 without a will.

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

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

VERA PAYLOR Personal Representative

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

Estate No. 128225

<u>144921</u>

Robert L. Pierson 305 W. Chesapeake Avenue Suite 308 Towson, Maryland 21204

(410) 821-3004 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF TOVOIA MINER

Notice is given that Quentin F. Miner, Jr., whose address is 4904 Brinkley Road, Temple Hills, MD 20748, was on April 11, 2023 appointed Personal Representative of the estate of Tovoia Miner, who died on February 24, 2011 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 11th day of October, 2023.

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

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

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

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

> QUENTIN F. MINER, JR. Personal Representative

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

144917

Estate No. 124113

(7-6,7-13,7-20)

LEGALS

NOTICE

Diane Rosenberg, et al.

4340 East West Highway, Suite 600 Bethesda, MD 20814 Substitute Trustees

Plaintiff(s)

Estate of Gloria Stewart 138 Big Chimney Branch #10-3 Upper Marlboro, MD 20774

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000734

Notice is hereby given this 28th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 138 Big Chimney Branch #10-3, Upper Marlboro, MD 20774, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th 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 28th day of July, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$235,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144900 (7-6,7-13,7-20)

The Prince George's Post

Your Newspaper of Legal Record

(7-6,7-13,7-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RHONDA L TILLERY

Notice is given that Ryan L Tillery, whose address is 943 Millponds Court, Bowie, MD 20721, was on May 4, 2023 appointed personal representative of the small estate of Phanda L Tillery who died on Feb. Rhonda L Tillery who died on February 27, 2023 with a will.

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

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

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

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

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

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

> RYAN L TILLERY Personal Representative

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

Estate No. 129051 144901 (7-6)

SMALL ESTATE NOTICE OF APPOINTMENT

> TO ALL PERSONS INTERESTED IN THE ESTATE OF
> JOAN BENNETT COLEMAN

Notice is given that Theresa Coleman, whose address is 14303 Colonel Clagett Court, Upper Marlboro, MD 20772, was on January 24, 2023 appointed personal representative of the small estate of Joan Bennett Coleman who died on De-

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

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

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

(1) Six months from the date of the

(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

thereafter.

Personal Representative

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

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Itana Gamada.

whose address is 146 Finale Terrace, Silver Spring, MD 20901, was on June 28, 2023 appointed personal representative of the small estate of

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their objections with the Register of Wills 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

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

(2) Thirty days after the personal

representative mails or otherwise de-

livers 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-

itor presents the claim within thirty days from the mailing or other deliv-

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable thereafter.

ITANA GAMADA

REGISTER OF WILLS FOR

Prince George's County

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 127464

decedent's death; or

ery of the notice.

CERETA A. LEE

144908

vember 9, 2022 without a will.

IN THE ESTATE OF TESHOME CHIBSSA

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE TO UNKNOWN HEIRS

Notice is given that Brenda Schultz, whose address is 531 South Street, Fairborn, OH 45324, was on June 27, 2023 appointed personal representative of the small estate of Michael Lawrence Bilbrey who died on November 16, 2022 with a will.

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

All persons having claims against the decedent must serve their claims on the undersigned personal repreister of Wills with a copy to the undersigned on or before the earlier

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

delivers to the creditor a copy of this other delivery of the notice.

Any claim not served or filed

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES EDWARD SPENCE

Notice is given that Joy Spence White, whose address is 15813 Millbrook Lane, Laurel, MD 20707, was on May 12, 2023 appointed personal representative of the small estate of James Edward Spence, who died on February 3, 2023 without a will.

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

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

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

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

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

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

JOY SPENCE WHITE Personal Representative

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

Estate No. 128255 144904 (7-6)

LEGALS

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

TO ALL PERSONS INTERESTED

Notice is given that Pamela

McKay, whose address is 3012 Spark Lane, Bowie, MD 20715, was

on June 28, 2023 appointed personal representative of the small estate of Barbara B Colbert, who died on June

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 shall file their objections with the Register of Wills

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

All persons having claims against the decedent must serve their claims

on the undersigned personal repre-

sentative or file them with the Reg-

ister of Wills with a copy to the undersigned on or before the earlier

(1) Six months from the date of the

(2) Thirty days after the personal representative mails or otherwise de-

livers 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 creditor presents the claim within thirty

days from the mailing or other deliv-

Any claim not served or filed within that time, or any extension

provided by law, is unenforceable

PAMELA J MCKAY

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Richard Rosenblatt

30 Courthouse Square #302

Rockville, MD 20850

301-838-0098

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Paulo De Almeida, whose address is 9801

McKinstry Mill Road, New Windsor, MD 21773, was on June 27, 2023

appointed Personal Representative of the estate of IDALINA DETOLEDO, who died on Decem-

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 probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 27th day of

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

(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.

PAULO DE ALMEIDA

Personal Representative

other delivery of the notice.

IDALINA DETOLEDO

ber 8, 2018 without a will.

December, 2023.

decedent's death; or

Estate No. 129762

(7-6)

of the following dates:

decedent's death; or

ery of the notice.

thereafter.

CERETA A. LEE

<u>144905</u>

IN THE ESTATE OF

BARBARA B COLBERT

16, 2023 without a will.

tative or the attorney.

of this Notice.

TO ALL PERSONS INTERESTED IN THE ESTATE OF CRYSTAL LYNN HOBAN

Notice is given that Ralph Hoban, whose address is 4269 Southern Ave, Capitol Heights, MD 20743, was on April 21, 2023 appointed personal representative of the small estate of Crystal Lynn Hoban, who died on April 10, 2023 without 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having a phication to the probate of 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 repre-sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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.

RALPH HOBAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 129044 144906

LEGALS

Carl A. Howard, Esq. Howard & Howard, Attorneys-at-Law 298 Butler Road Reisterstown, Maryland 21136

(410) 526-4734

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY J. WHITE

Notice is given that Vicki L White, whose address is 14622 Ring House Road, Brandywine, MD 20613, was on June 21, 2023 appointed Personal Representative of the estate of Betty J. White, who died on April 5, 2023 without a will without a will.

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

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

VICKI L WHITE Personal Representative

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

(7-6,7-13,7-20)

(7-6,7-13,7-20)

<u>144918</u>

UPPER MARLBORO, MD 20773-1729

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LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH A OFFUTT

Notice is given that Michael Offutt, whose address is 317 Hill Rd, Hy-attsville, MD 20785, was on June 20, 2023 appointed personal representative of the small estate of Joseph A Offutt, who died on April 17, 2023 without 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 publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

MICHAEL OFFUTT Personal Representative

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729 Estate No. 129517

144907

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

cember 17, 2022 with a will.

of this Notice.

of the following dates:

decedent's death; or

other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable

THERESA COLEMAN

Estate No. 127621 144902 (7-6)

MICHAEL LAWRENCE BILBREY

Further information can be ob-

of the following dates:

(2) Thirty days after the personal representative mails or otherwise 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

within that time, or any extension provided by law, is unenforceable thereafter.

BRENDA SCHULTZ Personal Representative

Upper Marlboro, MD 20773-1729

Estate No. 128453 144903 (7-6)

> Jenna L Cohen 101 E Chesapeake Ave Suite 400 Towson, MD 21286

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED **CLARENCE R PACE**

Sumpter, whose address is 3156 Longfield Road, Glenwood, MD 21738, was on May 9, 2023 appointed Personal Representative of the estate of Clarence R Pace who died on Feb-ruary 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 represen-tative or the attorney.

their objections with the Register of Wills on or before the 9th day of No-

signed on or before the earlier of the following dates:

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

Personal Representative

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

Estate No. 129070 144911 (7-6,7-13,7-20)

108 South Street SE Suite 212 Leesburg, VA 20176 703-988-7975

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LUNETTE D. WARNER

All persons having any objection

Wills on or before the 23rd day of December, 2023 Any person having a claim against the decedent must present the claim

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

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

Estate No. 129444 (7-6,7-13,7-20)

LEGALS GORHAM S CLARK ESQ

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Notice is given that Kyle D. Warner, whose address is 7647 Fairhanks Court Hanover MD 21076 was on June 23, 2023 appointed Personal Representative of the estate of Lunette D. Warner who died on

April 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.

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of

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

(1) Six months from the date of the

two months from the mailing or other delivery of the notice.

thereafter. Claim forms may be obtained from the Register of Wills.

KYLE D. WARNER Personal Representative

410 - 648 - 4050

NOTICE TO UNKNOWN HEIRS

Notice is given that Pamela D

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

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-

(1) Six months from the date of the

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

PAMELA D SUMPTER

CERETA A. LEE

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

Estate No. 128463

CERETA A. LEE

Estate No. 129455

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 Personal Representative of the estate of Byron James Thomas who died on April 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 dècédent'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 notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS MAE VARGA

Notice is given that Douglas Joseph Varga, whose address is 5311 Coveview Court, Greensboro NC 27407, was on March 20, 2023 appointed Personal Representative of the estate of Phyllis Mae Varga who died on February 17, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of September, 2023.

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

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

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

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

DOUGLAS JOSEPH VARGA Personal Representative

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

144893

Estate No. 128360 144872 (6-29,7-6,7-13)

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 Personal 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 attornev.

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 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 ob-tained from the Register of Wills.

MARY ANN VILLEMI Personal Representative

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

144834

Estate No. 129053 (6-22,6-29,7-6)

LEGALS

ORDER OF PUBLICATION **BY POSTING**

JUAN PABLO FLORES SEGURA

EREYDA FLORES BARRIENTOS Defendant(s)

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 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; JALAPA,

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

ORDERED, said posting to be completed by the 16th day of July, 2023, and it is further;

ORDERED that the DEFENDANT, **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-

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)

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 towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle 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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>
2014	FORD	ECONOLINE	1FDXE4FS4EDA94797
2005	TOYOTA	CAMRY	4T1BF30K95U611098
2003	HONDA	CIVIC	2HGES16533H543692
2015	HYUNDAI	ELANTRA	5NPDH4AE2FH553594
2006	NISSAN	XTERRA	5N1AN08U76C541059
2011	NISSAN	SENTRA	3N1AB6AP2BL685771
2007	NISSAN	MAXIMA	1N4BA41E67C840645

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 Awkward, whose address is 301 Braddock 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 probate 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 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.

VALERIE AWKWARD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

144836

Upper Marlboro, MD 20773-1729 Estate No. 129286

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARLA Y HOLLAND

Notice is given that Martina Holland, whose address is 1714 Blount Drive, Fort Washington, MD 20744, was on May 2, 2023 appointed Personal Representative of the estate of Carla Y Holland, who died on February 10, 2023 without a will.

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

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

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

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

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

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

MARTINA HOLLAND Personal Representative

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

Estate No. 128797 144869 (6-29,7-6,7-13)

NOTICE

Estate of Richard E. Saxton

aka Richard Eric Saxton

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

Plaintiffs

Estate of Janet P. Saxton aka Janes P. Saxton and

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

CIVIL NO. C-16-CV-22-000857

ORDERED, this 26th day of June, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 47 Staton Drive, Upper Marlboro, Maryland 20774 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of July, 2023 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 26th day of July, 2023, next. The report states the amount of sale to be \$312,000.00.

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

144894

(7-6,7-13,7-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NORA L VALDEZ

Notice is given that Glenn Valdez, whose address is 2347 Sansbury Drive, Chesapeake Beach, MD 20732, was on June 15, 2023 appointed Personal Representative of the estate of Nora L Valdez who died on March 3, 2023 with a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or 1900. 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.

GLENN VALDEZ Personal Representative

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

Estate No. 129623 (6-29,7-6,7-13) 144876

LEGALS

Ziad P. Haddad, Esq. 5335 Wisconsin Avenue NW, Suite 400 Washington, DC 20015 202-274-1510

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the New Hampshire Circuit court of Hillsborough county, New Hampshire appointed Aaron J. Farmer, whose address is 60 Hartman Road, Newton Centre, MA 02459, as the Executor of the Estate of Carolann Williams Silva who died on December 8, 2013 domiciled in New Hampshire, United States.

The Maryland resident agent for service of process is Stephen J. O'-Connor, whose address is 9321 Watkins Road, Gaithersburg, MD 20882.

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 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.

AARON J. FARMER Foreign Personal Representative

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

Estate No. 129677

<u>144922</u> (7-6,7-13,7-20)

LEGALS

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

In The Estate Of: **BRUCE REGINALD WILSON** Estate No.: 127401

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A VIRTUAL hearing will be held on **September 19, 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 UPPER MARLBORO, MD 20773-1729

144909

(7-6,7-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **COETA FAYE WITHGOTT**

Notice is given that Leslie A Owen, whose address is 3805 Idle Court, Bowie, MD 20715, was on May 16, 2023 appointed Personal Representative of the estate of Coeta Faye With gott who died on December 7, 2021 with a will. There was a prior small estate proceeding.

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 (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 16th day of 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.

LESLIE A OWEN Personal Representative

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

144875

(6-29,7-6,7-13)

Estate No. 123890

Plaintiff

LEGALS ORDER OF PUBLICATION

Ronnie James 1423 Pacific Avenue Capital Heights, MD 20743

Annie Nelson 2015 Lawrence St. NE Washington, DC 20018

PRINCE GEORGE'S COUNTY, MARYLAND Serve on: Rhonda L. Weaver, County Attorney

1301 McCormick Drive, Suite 4100

Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the FOURTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002859

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing prop-erty described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to

the Plaintiff in this proceeding.

Tax Account Number 14-1653047: Lot numbered Six (6) in Block lettered "L", in the subdivision known as "SECTION TWO, LINCOLN", as per plat recorded in Plat Book 1, at folio 67, among the Land Records of Prince George's County, Maryland. Account Number 14-1653047. \$1,150.06 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 26th 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 21st day of July, 2023 warning all persons interested in the said properties to be and appear in this Court by the 29th day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties and vesting in the Plaintiff a title

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

free and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 144895 (7-6,7-13,7-20)

NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE TO CREDITORS

FRANK MATHIS JR Notice is given that Sharon R Mathis, whose address is 4550 Strut-field Lane #2129, Alexandria, VA 22311, was on June 16, 2023 appointed Personal Representative of the estate of Frank Mathis Jr who died on August 16, 2022 with a will.

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

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

(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

SHARON R MATHIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

Estate No. 129035 (6-29,7-6,7-13)

ORDER OF PUBLICATION Ronnie James

Capital Heights, MD 20743 Plaintiff

4511 Lujean Ln. Fort Washington, MD 20744 Dolores E. Fields

Awilda C. Laluz

4511 Lujean Ln.

Serve on:

Complaint.

1423 Pacific Avenue

144877

Hagerstown, MD 21740 PRINCE GEORGE'S COUNTY, MARYLAND

Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774 and any and all persons that have or

claims to have an interest in the

properties situate, lying and being

in the TWELFTH ELECTION DIS-

TRICT of Prince George's County, Maryland, and described in the

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002869

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

Tax Account Number 12-4059747: Outlot A in the subdivision known as "Southworth Estates" as per the plat thereof recorded among the Land Records of Prince George's County, Maryland at plat book 232

at plat 42. Account Number 12-4059747. \$1,359.69 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 26th 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 21st day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 29th day of August, 2023 and redeem the aforesaid properties and answer the Com-plaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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 144896 (7-6,7-13,7-20)

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