

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL T SCOTT
AKA: MICHAEL T SCOTT SR

Notice is given that Steven Scott, whose address is 14908 Dennington Drive, Bowie, MD 20721, was on March 2, 2023 appointed Personal Representative of the estate of Michael T Scott AKA: Michael T Scott Sr, who died on June 13, 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 2nd 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; 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.

STEVEN SCOTT
Personal Representative

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

Estate No. 127972
144407 (4-13,4-20,4-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KYUNG CHUL CHUNG

Notice is given that Gina Chung, whose address is 7334 Green Oak Terrace, Lanham, MD 20706, was on April 5, 2023 appointed Personal Representative of the estate of Kyung Chul Chung, who died on December 27, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of 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 obtained from the Register of Wills.

GINA CHUNG
Personal Representative

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

Estate No. 128649
144408 (4-13,4-20,4-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ROBERT SHERROD

Notice is given that James Sherrod Jr, whose address is 2300 Ritchie Road, Forestville, MD 20747, was on February 15, 2023 appointed Personal Representative of the estate of James Robert Sherrod, who died on December 25, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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.

JAMES SHERROD JR
Personal Representative

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

Estate No. 128057
144410 (4-13,4-20,4-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARLENE M ROMANOWSKI

Notice is given that Wendy Mason, whose address is 3244 Beaumont Centre Circle, Lexington, KY 40513, was on February 16, 2023 appointed Personal Representative of the estate of Darlene M Romanowski, who died on December 30, 2022 without a will.

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

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

WENDY MASON
Personal Representative

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

Estate No. 127905
144411 (4-13,4-20,4-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUBREY DICKSON SR

Notice is given that Aubrey L Dickson Jr, whose address is 15501 Bruce B Downs Blvd, Apt.#511, Tampa, Florida 33647, was on March 7, 2023 appointed personal representative of the small estate of Aubrey Dickson Sr, who died on February 24, 2023 without a will.

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

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

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

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

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

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

AUBREY L DICKSON JR
Personal Representative

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

Estate No. 128428
144352 (4-13)

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LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

MICHAEL MATTHEWS
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2398006, OUTLOT A & LOT 31; 30,900.0000 SQ.FT. & IMPS. BERWYN HEIGHTS BLK 33; ASSMT \$327,900 LIB 45507 FL 531; KNOWN AS 5917 PONTIAC ST COLLEGE PARK MD 20740.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000801**

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

Prince George's County, described as follows: Tax Account No 2398006, OUTLOT A & LOT 31; 30,900.0000 SQ.FT. & IMPS. BERWYN HEIGHTS BLK 33; ASSMT \$327,900 LIB 45507 FL 531; KNOWN AS 5917 PONTIAC ST COLLEGE PARK MD 20740.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144321 (4-13,4-20,4-27)

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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

PEARLINE JONES
4109 Beachcraft Court
Temple Hills, MD 20748
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-28440**

Notice is hereby given this 28th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4109 Beachcraft Court, Temple Hills, MD 20748, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 28th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$278,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144254 (4-6-4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIAM H. DAVIS, III
(DECEASED)
1 Rosebud Court
Upper Marlboro, MD 20774
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-25439**

Notice is hereby given this 20th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1 Rosebud Court, Upper Marlboro, MD 20774, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 20th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$298,378.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144192 (3-30,4-6,4-13)

LEGALS

NOTICE

WELLS FARGO BANK, N.A.
c/o BWV Law Group, LLC
6003 Executive Blvd., Suite 101
Rockville, MD 20852

Substitute Trustees/
Plaintiffs,

vs.

GLORIA T. BELL AKA GLORIA T.
SILAS (DECEASED)
12707 Thrush Place
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-14754**

Notice is hereby given this 15th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 12707 Thrush Place, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 17th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 17th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$320,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144214 (3-30,4-6,4-13)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

BAFFOUR OSEI-TUTU
ROSEMARY OSEI-TUTU
7409 Buchanan Street
Hyattsville, MD 20784
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-00033**

Notice is hereby given this 20th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7409 Buchanan Street, Hyattsville, MD 20784, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 20th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 20th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$261,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144193 (3-30,4-6,4-13)

LEGALS

NOTICE

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

Plaintiffs

vs.

Donald Proctor
Defendant

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

CIVIL NO. C-16-CV-23-000511

ORDERED, this 31st day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7147 Donnell Pl. Unit D1, District Heights, Maryland 20747 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 1st day of May, 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 1st day of May, 2023, next.

The report states the amount of sale to be \$88,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144295 (4-6-4-13,4-20)

NOTICE

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

Plaintiffs

vs.

Charles B. Squire and
Estate of Kathy D. Squire
Defendants

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

CIVIL NO. C-16-CV-22-000162

ORDERED, this 29th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7302 Flag Harbor Drive, District Heights, Maryland 20747 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 1st day of May, 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 1st day of May, 2023, next.

The report states the amount of sale to be \$209,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144255 (4-6-4-13,4-20)

LEGALS

Notice of Self Storage Sale

Please take notice SecureSpace Self-Storage Lanham located at 10108 Greenbelt Road Lanham MD 20706 intends to hold an Auction of storage units in default of payment. The sale will occur as an online auction via www.storage-treasures.com on 4/20/2023 at 12:00PM. Unit #1088; Unit #2291; Unit #2536; Unit #3352; Unit #3359; Unit #3629; Unit #3634; Unit #5063; Unit #5559; Unit #5596; Unit #B118; Unit #B210; Unit #B320; Unit #B486; Unit #B496. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

144313 (4-13)

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LEGALS

ORDER OF PUBLICATION

Miyonna Campbell,
Plaintiff

vs.

Unknown Heirs, devisees, personal representatives, executors, administrators and grantees of Willie E. Montgomery, deceased;
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 826 Clovis Ave., Capitol Heights, MD 20743, and more fully described in Liber 04970 Page 00695 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$35,000.00; and Assessed to: Willie E. Montgomery; Property ID: 18-2024214.

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Action No.
C-16-CV-22-000788**

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

Property described as 826 Clovis Ave., Capitol Heights, MD 20743, and more fully described in Liber 04970 Page 00695 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$35,000.00; and Assessed to: Willie E. Montgomery; Property ID: 18-2024214.

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

It is thereupon this 22nd day of March, 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 April 19th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 29th day of May, 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, MD

True Copy—Test:
Mahasin El Amin, Clerk
144210 (3-30,4-6,4-13)

Call 301-627-0900
for a quote.

LEGALS

Michelle D. Lee, Esquire
Law Office of Brian Gormley, LLC
10605 Concord St, Ste 420
Kensington, MD 20895
240-530-8018

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD RICKETTS

Notice is given that Brian Gormley, whose address is 10605 Concord St, Ste 420, Kensington, MD 20895, was on March 13, 2023 appointed Personal Representative of the estate of Edward Ricketts, who died on July 31, 2020 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 13th 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.

BRIAN GORMLEY
Personal Representative

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

Estate No. 128511
144284 (4-6-4-13,4-20)

ORDER OF PUBLICATION

FRANCISCO BERMUDEZ
Plaintiff

v.

MTM BUILDER DEVELOPER, INC.
A/K/A MTM BUILDER/DEVELOPER, INC.
SERVE ON: GARTH BEALL, Reg. Agt.

AND

STATE OF MARYLAND
SERVE ON: BRIAN FROSH,
ATTORNEY GENERAL

AND

(All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:)

10400 ARETHUSA LANE
UPPER MARLBORO, MD 20772

AND

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

AND

UNKNOWN OWNERS OF THE
PROPERTY:

10400 ARETHUSA LANE
UPPER MARLBORO, MD 20772

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

Defendant(s)

**In the Circuit Court for
Prince George's County,
Maryland
CASE NO.:
C-16-CV-23-001362**

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

All that property in Prince George's County described as: 20,029.0000 Sq.Ft., Melwood Springs - P Lot 28 BLK A, Assmt \$6,867, Lib 00000, F1 000, tax account no. 15-1762723, and assessed to MTM Builder Developer, Inc

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

It is thereupon this 27th day of March, 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 County once a week for three (3) successive weeks on or before the 21st day of April, 2023, warning all persons interested in the property to appear in this Court by the 30th day of May, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
144253 (4-6-4-13,4-20)

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,
Plaintiffs

v.

William D. Stammer, Jr.,
a/k/a William Dean Stammer Jr.
AND
Irena H. Stammer,
n/k/a Irena Lois Hayner
9702 Tiberias Drive
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000918**

Notice is hereby given this 16th day of March, 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 17th day of April, 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 17th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$208,000.00. The property sold herein is known as 6518 Columbia Terrace, Landover, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144293 (4-6-4-13,4-20)

LEGALS

LM File No.: 1481-00001-Nassar

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

ORDER OF PUBLICATION

Nas Invest LLC,
Plaintiff,

vs.

The testate and intestate successors of Lillie Mae Thomas, deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Frank Thomas, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 F1 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave, Lanham, MD 20706, 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 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 F1 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave, Lanham, MD 20706,

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No. CAE22-25470
(TAX SALE)**

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

described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 F1 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave, Lanham, MD 20706.

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

It is thereupon this 3rd day of April, 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 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described and 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
144314 (4-13,4-20,4-27)

LEGALS

NOTICE

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

v.

William D. Stammer, Jr.,
a/k/a William Dean Stammer Jr.
AND

Irena H. Stammer,
n/k/a Irena Lois Hayner
9702 Tiberias Drive
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000127**

Notice is hereby given this 16th day of March, 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 17th day of April, 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 17th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$381,585.94. The property sold herein is known as 9702 Tiberias Drive, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144294 (4-6-4-13,4-20)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106
Plaintiff

vs.

THE HOSPICES OF THE NATIONAL CAPITAL REGION, INC.
HOSPICE OF SUBURBAN MARYLAND, INC.
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3005675, PT PAR A (.068 0A DFR TO ST OF MD RW/38 99) (CORR USE 04; 8.3100 ACRES. & IMPS. HOSPICE OF PRINCE; ASSMT \$354,367 LIB 00000 FL 003; KNOWN AS 10101 WHITE HOUSE RD UPPER MARLBORO MD 20774.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000794**

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

Prince George's County, described as follows: Tax Account No 3005

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

STEVE JEFFREY
MELETE MALAKE
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3646783, 10,560,000 SQ.FT. & IMPS. GLENDALE LOT 21 BLK 4; ASSMT \$570,300 LIB 31597 FL 362; KNOWN AS 14107 MINTLAW LNDG LAUREL MD 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000730

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

Prince George's County, described as follows: Tax Account No 3646783, 10,560,000 SQ.FT. & IMPS. GLENDALE LOT 21 BLK 4; ASSMT \$48,100 LIB 36627 FL 357; KNOWN AS 6901 GLENN DALE RD GLENN DALE MD 20769.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144315 (4-13,4-20,4-27)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

IRENE ADDO
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3587631, 14,808,000 SQ.FT. & IMPS. THE VILLAGES AT WE LOT 28; ASSMT \$570,300 LIB 31597 FL 362; KNOWN AS 14107 MINTLAW LNDG LAUREL MD 20707.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000729

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

Prince George's County, described as follows: Tax Account No 3587631, 14,808,000 SQ.FT. & IMPS. THE VILLAGES AT WE LOT 28; ASSMT \$570,300 LIB 31597 FL 362; KNOWN AS 14107 MINTLAW LNDG LAUREL MD 20707.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144316 (4-13,4-20,4-27)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

ATTORNEYS AT LAW
1099 WINTERSON ROAD
SUITE 301
LINTHICUM HEIGHTS, MD 21090

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3225 CHESTER GROVE ROAD
UPPER MARLBORO, MD 20772**

Under a power of sale contained in a certain Deed of Trust from Rebecca V Proctor, dated September 27, 2004 and recorded in Liber 20394, Folio 111 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$32,448.99, and an original interest rate of 7.200%, 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 **APRIL 18, 2023 AT 10:48 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459200)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

 **ALEX COOPER**
auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

144208 (3-30,4-6,4-13)

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 of 6.375%, 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 **APRIL 18, 2023 AT 10:34 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 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 422098)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

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

144201 (3-30,4-6,4-13)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

REBUILD AMERICA INC
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0291401, 20,735,000 SQ.FT. & IMPS. TANTALLON NORTH LOT 75 BLK A; ASSMT \$173,800 LIB 35784 FL 512; KNOWN AS 11801 TAMER CT FORT WASHINGTON MD 20744.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000795

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

Prince George's County, described as follows: Tax Account No 0291401, 20,735,000 SQ.FT. & IMPS. TANTALLON NORTH LOT 75 BLK A; ASSMT \$173,800 LIB 35784 FL 512; KNOWN AS 11801 TAMER CT FORT WASHINGTON MD 20744.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144318 (4-13,4-20,4-27)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

RUDOLPH BROOKS
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0258558, 5,2100 ACRES. & IMPS. WEST END FARMS LOT 4; ASSMT \$838,800 LIB 45755 FL 198; KNOWN AS 10800 BROOKES RESERVE RD UPPER MARLBORO MD 20772.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-22-000800

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

Prince George's County, described as follows: Tax Account No 0258558, 5,2100 ACRES. & IMPS. WEST END FARMS LOT 4; ASSMT \$838,800 LIB 45755 FL 198; KNOWN AS 10800 BROOKES RESERVE RD UPPER MARLBORO MD 20772.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144320 (4-13,4-20,4-27)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LOVELL BROOKS**

Notice is given that Josephine Brooks, whose address is 3604 Wayneswood Road, Fort Washington, MD 20744, was on February 3, 2023 appointed Personal Representative of the estate of Lovell Brooks who died on January 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 3rd 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.

JOSEPHINE BROOKS
Personal Representative

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

144276 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOROTHY JOHNSON** AKA: DOROTHY P JOHNSON

Notice is given that Raymond E Johnson, whose address is 8503 Sprague Place, New Carrollton, MD 20785, was on February 15, 2023 appointed Personal Representative of the estate of Dorothy Johnson AKA: Dorothy P. Johnson who died on January 12, 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 15th 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.

RAYMOND E. JOHNSON
Personal Representative

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

144277 (4-6,4-13,4-20)

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 18, 2023

COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2024-2025 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2024-2029

Copies of the proposed budgets are available on the Maryland-National Capital Park and Planning Commission's website: <http://www.mncppc.org/247/Budget-Office>. Copies of the County Executive's recommendations are available on the County Council's Budget Portal: <https://pgccouncil.us/454/Budget-Portal>.

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

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

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

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <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

144299 (4-6,4-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8451 GREENBELT ROAD 101
GREENBELT, MD 20770**

Under a power of sale contained in a certain Deed of Trust from Olu-benga Peters, and Sherill Tillotson, dated January 8, 2007 and recorded in Liber 26849, Folio 654 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$133,000.00, and an original interest rate of 2.875%, 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 court-house 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 **MAY 2, 2023 AT 10:32 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 dwelling.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$10,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459469)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

 **ALEX COOPER**
auctioneers

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

144344 (4-13,4-20,4-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**7617 FONTAINBLEAU DRIVE #2145
HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Joann Anderson, dated February 6, 2003, and recorded in Liber 16902 at folio 524 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

**MAY 2, 2023
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601585)

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

144346 (4-13,4-20,4-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**15526 LADY LAUREN LANE
BRANDYWINE, MD 20613**

Under a power of sale contained in a certain Deed of Trust from Tenille Y. Reaves, dated September 11, 2015 and recorded in Liber 37810, Folio 512 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$289,228.00, 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 **MAY 2, 2023 AT 10:34 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 \$27,000.00 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459458)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees

 **ALEX COOPER**
auctioneers

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

144345 (4-13,4-20,4-27)

Dalia Alezra, Esq.
124 South Street
Annapolis, MD 21401
410-268-9246

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RITA E. MILLER**

Notice is given that Joseph Miller, whose address is 8072 Wood Home Circle, Pasadena, MD 21122, was on December 9, 2022 appointed Personal Representative of the estate of Rita E. Miller, who died on September 25, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of June, 2023.

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

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

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

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

JOSEPH MILLER
Personal Representative

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

Estate No. 127460

144239 (3-30,4-6,4-13)

Kate P. Pruitt, Esq.
O'Malley, Miles, Nysten & Gilmore, P.A.
7850 Walker Drive, #310
Greenbelt, Maryland 20770
301-572-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELIZABETH M. FELLOWS**

Notice is given that Andrew M Fellows, whose address is 5807 Bryn Mawr Road, College Park, MD 20740, was on January 19, 2023 appointed Personal Representative of the estate of Elizabeth M. Fellows who died on August 29, 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 19th day of July, 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.

ANDREW M. FELLOWS
Personal Representative

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

Estate No. 127236

144272 (4-6,4-13,4-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 18, 2023

COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:30 P.M.

Notice is hereby given that on Tuesday, April 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-023-2023 (DR-2) – AN ACT CONCERNING PRINCE GEORGE'S COUNTY RENTAL ASSISTANCE PROGRAM for the purpose of establishing the Prince George's County Rental Assistance Program and Rental Assistance Fund; providing financial rental assistance to Prince George's County residents based on AMI level and rent increases; awards shall be eligible for monthly disbursements up to (6) months over the course of a (24) month period; and assistance may be applied for every (2) years.

CB-029-2023 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT FRATERNAL ORDER OF POLICE 112, PRINCE GEORGE'S COUNTY SHERIFFS LODGE INC. for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the Fraternal Order of Police 112, Prince George's County Sheriffs Lodge Inc., to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

CB-034-2023 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

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

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

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

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <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

144300

(4-6,4-13)

LEGALS

Jeffrey A Kolender
4800 Hampden Lane Floor 6
Chevy Chase, MD 20814
301-951-9340

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LINDA LING-YUN YAO AKA: LINDA L YAO**

Notice is given that Lynne Pei-Lan Yao, whose address is 9511 Columbia Blvd, Silver Spring, MD 20910, and Stephen Shan-Chang Yao, whose address is 1 Cobblestone Lane, Westford, MA 01886, and Vivian Pei-Wen Yao, whose address is 12717 N. Commons Way, Potomac, MD 20854, were on March 24, 2023 appointed Co-Personal Representatives of the estate of Linda Ling-Yun Yao, AKA: Linda L Yao who died on September 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 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 24th day of September, 2023.

Any person having a claim against the decedent must present the claim to the undersigned co-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 co-personal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

**LYNNE PEI-LAN YAO
STEPHEN SHAN-CHANG YAO
VIVIAN PEI-WEN YAO**
Co-Personal Representatives

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

Estate No. 128220

144281 (4-6,4-13,4-20)

Robert Burke Law Firm
300 Charles Street
P.O. Box 2283
La Plata, MD 20646
240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ELOISE LYLES**

Notice is given that Gregory J Lytes, whose address is 8600 Reicher Street, Landover, MD 20785, was on March 15, 2023 appointed Personal Representative of the estate of Eloise Lytes who died on July 15, 2019 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 15th 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.

GREGORY J. LYLES
Personal Representative

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

Estate No. 128538

144392 (4-13,4-20,4-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**13008 WINDING CREEK LANE
BOWIE, MD 20721**

Under a power of sale contained in a certain Deed of Trust from Gary Goodman, and Jamila Boddie-Goodman, dated September 26, 2013 and recorded in Liber 35349, Folio 333 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on December 21, 2016, in the Land Records of Prince George's County at Liber No. 38885, Folio 226, with an original principal balance of \$735,423.00, and an original interest rate of 3.750%, 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 **MAY 2, 2023 AT 10:30 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 \$53,000.00 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 453819)

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

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,
Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone,
and Kathleen Young,
Substitute Trustees



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

144336 (4-13,4-20,4-27)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**12604 SHOLTON STREET
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Estate of Velma McDonald, dated May 22, 1998, and recorded in Liber 12207 at folio 324 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

**MAY 2, 2023
AT 9:30 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$6,000.00 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 6.5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600854)

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

144335 (4-13,4-20,4-27)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3819 SAINT BARNABAS ROAD, APT 103
SUITLAND, MD 20746**

Under a power of sale contained in a certain Deed of Trust from Vanikwa R. Cooper, dated March 13, 2018 and recorded in Liber 40789, Folio 14 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$91,575.00, and an original interest rate of 5.875%, 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 **APRIL 18, 2023 AT 10:36 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 being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,600.00 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459477)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,
Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone,
and Kathleen Young,
Substitute Trustees



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

144202 (3-30,4-6,4-13)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ETHEL LUDELL HALE
AKA: ETHEL C. HALE, ETHEL
CRAIG HALE

Notice is given that Allen E Hale Sr, whose address is 3001 Branch Ave., Apt T5, Temple Hills, MD 20748, was on February 13, 2023 appointed Personal Representative of the estate of Ethel Ludell Hale, AKA: Ethel C. Hale, Ethel Craig Hale, who died on January 7, 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 13th 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.

ALLEN E HALE SR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128025

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WOODROW JACKSON

Notice is given that Matthew J. Dyer, whose address is 5303 West Court Dr, P.O. Box 358, Upper Marlboro, MD 20773, was on March 14, 2023 appointed Personal Representative of the estate of Woodrow Jackson, who died on November 10, 1997 without a will.

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

MATTHEW J. DYER, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 122223

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10011 DAKIN COURT, CHELTENHAM, MD 20623
& 8411 GREENBELT ROAD, APARTMENT 201, GREENBELT,
MD 20770**

Under a power of sale contained in a certain Deed of Trust from Gazaba LLC, dated April 12, 2022 and recorded in Liber 47558, Folio 561 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$424,000.00, and an original interest rate of 6.625%, 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 **APRIL 18, 2023 AT 10:38 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 \$42,000.00 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459410)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery,
Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone,
and Kathleen Young,
Substitute Trustees



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

144203 (3-30,4-6,4-13)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**FREDERICK LAWRENCE
ROBINSON**

Notice is given that Rhonda E Poles, whose address is 3143 Newton Street NE, Washington, DC 20018, was on February 17, 2023 appointed Personal Representative of the estate of Frederick Lawrence Robinson, who died on January 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of 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.

RHONDA E POLES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128141

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**CHARLOTTE DIANE DREW-
THORNTON**

Notice is given that Harry N Drew III, whose address is 7107 Loch Raven Road, Temple Hills, MD 20748, was on March 14, 2023 appointed Personal Representative of the estate of Charlotte Diane Drew-Thornton who died on March 31, 2022 with a will.

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

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:

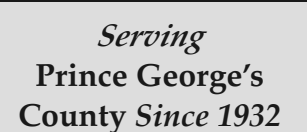
- (1) Six months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims 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.

HARRY N. DREW III
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 124804

144237 (3-30,4-6,4-13)



144240 (3-30,4-6,4-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9017 50TH PLACE
COLLEGE PARK, MD 20740

Under a power of sale contained in a certain Deed of Trust from Rogério Palma, and Lorranny Palma, dated September 16, 2016 and recorded in Liber 38691, Folio 126 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,108.00, 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 **APRIL 18, 2023 AT 10:46 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459573)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees



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

144207 (3-30,4-6,4-13)

JAMES D. WALSH, Attorney
Walsh & Company, P.A.
9841 Broken Land Parkway
Suite 206
Columbia, Maryland 21046
410-312-5690

Jennifer Anukem
J. Anukem & Associates LLC
7209 Hanover Parkway, Suite A
Greenbelt, MD 20770
301-500-0462

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARGARET I. BROWN**

Notice is given that Mary Margaret Allen, whose address is 8507 Bovelder Drive, Laurel, MD 20708, was on February 7, 2023 appointed Personal Representative of the estate of Margaret I. Brown who died on October 19, 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 7th 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.

MARY MARGARET ALLEN
Personal Representative

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HANLEY F. HARRIS**

Notice is given that Jennifer Anukem, whose address is 7209 Hanover Parkway, Suite A, Greenbelt, MD 20770, was on February 23, 2023 appointed Personal Representative of the estate of Hanley F. Harris who died on August 3, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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.

JENNIFER ANUKEM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127351

144274 (4-6,4-13,4-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2402 LAKEHURST AVENUE
DISTRICT HEIGHTS, MD 20747

Under a power of sale contained in a certain Deed of Trust from Ariel Henson, dated September 30, 2019 and recorded in Liber 42639, Folio 485 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$220,674.00, and an original interest rate of 21.870%, 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 **APRIL 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 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 \$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 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459420)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, Kyle Blackstone, and Kathleen Young, Substitute Trustees



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

144205 (3-30,4-6,4-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MANUEL DE JESUS MORAN FIGUEROA**

Notice is given that Ines Marin Morales, whose address is 6917 Dudley Ave, Oxon Hill, MD 20745, was on February 14, 2023 appointed Personal Representative of the estate of MANUEL DE JESUS MORAN FIGUEROA, who died on October 2, 2022 without 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 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.

INES MARIN MORALES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127383

144287 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN J HARPER AKA: HELEN JUANITA JACKSON HARPER**

Notice is given that Donna L Starkey, whose address is 4010 Winchester Lane, Bowie, MD 20715, was on February 15, 2023 appointed Personal Representative of the estate of Helen J Harper AKA: Helen Juanita Jackson Harper who died on January 12, 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 15th 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.

DONNA L STARKEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128018

144278 (4-6,4-13,4-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9300 ALLENTOWN ROAD
FORT WASHINGTON, MD 20744

Under a power of sale contained in a certain Deed of Trust from Verniel M. White, and James T. White, dated August 13, 2008 and recorded in Liber 29965, Folio 234 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$258,825.00, and an original interest rate of 2.500%, 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 **APRIL 18, 2023 AT 10:50 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458826)

Richard E. Solomon, Richard J. Rogers, Michael McKeefery, Christianna Kersey, Kevin Hildebeidel, and Kathleen Young, Substitute Trustees



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

144209 (3-30,4-6,4-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JUDITH ANN JACKSON**

Notice is given that Scott Thomas Jackson, whose address is 110 Moreland Avenue SE, Unit C, Atlanta, GA 30316, and Kelly Lynn Jackson whose address is 953 Fairmount Avenue, Towson, MD 21204, were on January 5, 2023 appointed Co-Personal Representatives of the estate of Judith Ann Jackson who died on October 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 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 5th day of July, 2023.

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

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

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

SCOTT THOMAS JACKSON
KELLY LYNN JACKSON
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127511

144280 (4-6,4-13,4-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MILDRED GREENWELL**

Notice is given that Angela Delle, whose address is 18228 181st Circle S, Boca Raton, FL 33498, was on February 22, 2023 appointed Personal Representative of the estate of Mildred Greenwell, who died on November 21, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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, 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.

ANGELA DELLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127482

144289 (4-6,4-13,4-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 25, 2023

COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, April 25, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-051-2023 – AN EMERGENCY ACT CONCERNING LANDLORD RETALIATION FOR RENT STABILIZATION for the purpose of declaring certain actions by Landlords as retaliation to include the termination of a lease in order to force a pre-existing tenant into a new lease for the purpose of avoiding the rent increase limitation established by the Rent Stabilization Act; and defining the term pre-existing tenant for this section.

A public emergency exists affecting the public health, safety, and welfare; said emergency being the threat of homelessness due to a lack of affordable housing.

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

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

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

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <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

144415 (4-13,4-20)

LEGALS



**Notice of Availability
Final Environmental Impact Statement:
Proposed Master Plan for the
U.S. Food and Drug Administration,
Muirkirk Road Campus,
Prince George's County, Laurel, Maryland**

In accordance with the National Environmental Policy Act, the U.S. General Services Administration (GSA) has filed with the U.S. Environmental Protection Agency and made available to other government and private entities a Final Environmental Impact Statement (EIS) for a Master Plan for the U.S. Food and Drug Administration's (FDA) Muirkirk Road Campus (MRC), located in Prince George's County, Maryland. As part of this Final EIS, GSA is also inviting comments on historic preservation concerns under Section 106 of the National Historic Preservation Act, 54 U.S.C. 306108 et seq.

The purpose of the proposed Master Plan is to provide FDA with a structured framework for developing the MRC West Parcel over the next 20 years in a manner that maximizes the site's development potential and accommodates all relevant physical, cultural, environmental, historic, transportation, and regulatory considerations in a cost-effective way. A Master Plan is needed to accommodate projected growth and to continue to support FDA's consolidation in order to conduct complex and comprehensive research and reviews.

The Final EIS reviews the impacts and benefits of the action alternatives and the No Action Alternative on the human environment. The alternatives evaluated can be found in Section 3.0, Alternatives Development. GSA has identified Alternative B as the Preferred Alternative. The 'preferred alternative' is the alternative GSA and FDA believe would best meet the purpose and need by providing a Master Plan that would guide future long-term development of the MRC. FDA and GSA chose Alternative B as the preferred alternative because it highlights views, improves connectivity and walkability, and conserves the natural landscape.

A copy of the Final EIS is available via the internet at www.gsa.gov/nrcmepa and at the Laurel Branch Library, 507 7th Street, Laurel, MD 20707.

The 30-day public review period for this Final EIS begins on Friday, April 14, 2023, and ends at 11:59 p.m. on Wednesday, May 15, 2023. You may send written comments on the Final EIS via email to lindsey.veas@gsa.gov using the subject line: **FDA MRC Master Final EIS Comment**. Written comments can also be mailed to: **Ms. Lindsey Veas, ATTN: FDA MRC Master Plan, Final EIS Comment, U.S. General Services Administration, Public Building Service, National Capital Region, 1800 F Street, NW Room 4400, Washington, DC 20405**. As part of this Final EIS, GSA is also inviting comments on historic preservation concerns under Section 106 of the National Historic Preservation Act, 16 U.S.C. 470 et seq.

144308 (4-13)

NOTICE

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

vs.

Estate Of Linda J Roach
Defendant

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

CIVIL NO. CAEF22-20259

ORDERED, this 29th day of March, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5502 Karen Elaine Dr Apt 924, New Carrollton, Maryland 20784 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 1st day of May, 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 1st day of May, 2023, next.

The report states the amount of sale to be \$101,775.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144256 (4-6,4-13,4-20)

NOTICE

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

vs.

Leatha W. Lee
Defendant

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

CIVIL NO. C-16-CV-22-000461

ORDERED, this 3rd day of April, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 12815 Whiteholm 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 3rd day of May, 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 3rd day of May, 2023, next.

The report states the amount of sale to be \$323,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

144312 (4-6,4-13,4-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

COUNCIL HEARING ROOM

WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

MONDAY, APRIL 24, 2023

6:00 P.M.

AND

TUESDAY, MAY 2, 2023

6:00 P.M.

PRINCE GEORGE'S COUNTY PROPOSED FY 2024 OPERATING BUDGET, SIX-YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION PORTION OF THE COUNTY FY 2024 OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold two public hearings to consider the County's proposed operating budget; the six-year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2024 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

"A Budget in Brief", the 2024 Fiscal Year Proposed CIP Budget and the 2024 Fiscal Year Proposed Operating Budget are available for viewing at:

www.princegeorgescountymd.gov/563/Management-Budget-and
<https://pgccouncil.us/454/Budget-Portal>

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

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

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

View meetings by selecting the "In Progress" link next to the meeting on the Council's live streaming page: <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

144416 (4-13,4-20)

**LEGAL NOTICE
CITY OF BOWIE, MD
WATER QUALITY REPORT**

Each year the City of Bowie issues a Water Quality Report to keep residents informed about the City of Bowie's efforts to supply quality water and services.

This Water Quality Report is for those areas that are served by the City of Bowie Water Plant and should not be confused with areas served by the Washington Suburban Sanitary Commission. The report covers the period from January 1 through December 31, 2022.

The Water Quality Report is available online at www.cityofbowie.org/wqr and copies are also available at Bowie City Hall and Bowie's Kenhill Center.

For more information or to request a printed copy of the report, please contact Nick Nosacek, Water Plant Superintendent, at 301-809-3060

Alfred D. Lott
City Manager

144340 (4-13)

**A SUMMARY OF HYATTSVILLE ORDINANCE 2023-01 –
ADOPTING THE COMPENSATION REVIEW
COMMITTEE RECOMMENDATION**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2023-01 – Adopting the Compensation Review Committee Recommendation on Monday, April 3, 2023. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council raises the salary of the Mayor and Councilmembers beginning July 1, 2025, and grants raises in each successive year through July 1, 2028 pursuant to the recommendation of the 2022 Compensation Review Committee.

The Ordinance is effective on April 23, 2023. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2023-01-Adopting the Compensation Review Committee Recommendation in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

144339 (4-13,4-20)

**LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING**

A Public Hearing for Ordinance O-3-23 Amending Bowie City Code, Chapter 26, "Zoning", Article I "In General" to Reference Updates to the Prince George's County Zoning Ordinance, to Amend Various Definitions Contained in §26-1 "Definitions", to Amend §26-2 "Fences" to Clarify Where Fences May be Located; to Amend §26-4 "Permitted Vehicle Parking in the R-R and R-E Zones" and Repeal §26-5 "Vehicle Parking in the R-55, R-80 and R-T Zones", §26-6 "Vehicle Parking in the R-30-C Zone" and §26-7 "Vehicle Parking in the O-5 Zone" to Consolidate City Code Provisions Regarding the Types of Vehicles That May be Parked in Residential Zones in the City; and Other Miscellaneous Nonsubstantive Changes is scheduled to be held at 8:00 p.m., Monday, April 17, 2023. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, April 17, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

144338 (4-13)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ALPHONSO MORGAN
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 2821593, (AREA CHG PER TRA ACCT 2821569 COM ON THE IS ACCT FOR 94/95); 19,511.0000 SQ.FT. & IMPS, SPRINGDALE LOT 40 BLK B; ASSMT \$69,400 LIB 45388 FL 128; KNOWN AS 9214 UTICA PL UPPER MARLBORO MD 20774.

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000799

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

Prince George's County, described as follows: Tax Account No 2821593, (AREA CHG PER TRA ACCT 2821569 COM ON THE IS ACCT FOR 94/95); 19,511.0000 SQ.FT. & IMPS, SPRINGDALE LOT 40 BLK B; ASSMT \$69,400 LIB 45388 FL 128; KNOWN AS 9214 UTICA PL UPPER MARLBORO MD 20774.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144319 (4-13,4-20,4-27)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
DORIS ANN ROBERTS
Estate No.: 127634

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Rodney M. Roberts for judicial probate of the will dated 06/07/2017, the copy of the codicil dated 06/21/2022 and the codicil with interlineations dated 06/21/2022 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 31, 2023 at 10:30 A.M.**

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

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

144390 (4-13,4-20)

**THIS
COULD BE
YOUR AD!**

Call today

301-627-0900

for a quote.

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

908 HALL STATION DRIVE 206,
LLC
DASHCO INC
JOHN B CONNOR TRUSTEE
DANIEL S ADLER, TRUSTEE
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 5517358, HALL STATION C ONDO -PHASE 1 - BL DG 301 UNIT 908-20 6; 963.0000 SQ.FT. & IMPS. HALL STATION CONDO; ASSMT \$288,333 LIB 45554 FL 127 UNIT 206; KNOWN AS 908 HALL STATION DR BOWIE MD 20721 CONDO UNIT: 206.

Defendants

In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000772

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

Prince George's County, described as follows: Tax Account No 5517358, HALL STATION C ONDO -PHASE 1 - BL DG 301 UNIT 908-20 6; 963.0000 SQ.FT. & IMPS. HALL STATION CONDO; ASSMT \$288,333 LIB 45554 FL 127 UNIT 206; KNOWN AS 908 HALL STATION DR BOWIE MD 20721 CONDO UNIT: 206.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144331 (4-13,4-20,4-27)

LEGALS

The Walla Law Firm, PA
157 East Main Street
Elkton, MD 21921
410-398-3346

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE NEDER
a/k/a GEORGE R. NEDER

Notice is given that Jay Combs, whose address is 221 W. High Street, Elkton, MD 21921, was on February 9, 2023 appointed Personal Representative of the estate of George Neder a/k/a George R. Neder, who died on November 27, 2022 without a will.

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

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

JAY COMBS
Personal Representative

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

Estate No. 127723

144406 (4-13,4-20,4-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL MAURICE JOHNSON

Notice is given that Sydney Johnson, whose address is 2004 Lake Forest Dr, Upper Marlboro, MD 20774, was on January 23, 2023 appointed personal representative of the small estate of Daniel Maurice Johnson, who died on February 25, 2022 without a will.

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

All persons having any objection to the appointment 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.

SYDNEY JOHNSON
Personal Representative

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

Estate No. 125695
144263 (4-13)

NOTICE

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

vs.

Scott A. Hawkins
9156 Fox Stream Way
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-001014**

Notice is hereby given this 4th day of April, 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 4th day of May, 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 4th day of May, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$385,000.00. The property sold herein is known as 9156 Fox Stream Way, Upper Marlboro, MD 20772.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144341 (4-13,4-20,4-27)

**NOTICE - ALTERNATE
SERVICE
(Md. Rules 2-121, 2-122)**

AMONI ROBINSON
c/o PGCOCS
4235 25th Avenue, Suite 135
Temple Hills, MD 20745

Plaintiff,

vs.

DEANTE JAMAL KYLE
6802 Central Ave, Apt 201
Capitol Heights, MD 20743
Defendant,

**MARYLAND JUDICIARY
Circuit Court for
Prince George's County,
Maryland
Case No. CASR22-14027**

Amoni Robinson, the above named plaintiff, has filed a Complaint titled Complaint to Establish Child Support in which he/she is asking the court to grant Establishment of Child Support.

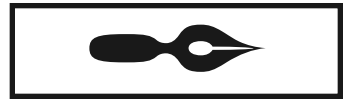
The Circuit Court for Prince George's County, Maryland may grant that relief unless Deante Jamal Kyle, above named defendant can show reason why the court should not grant the relief. Deante Jamal Kyle must file a response to the petition/complaint/motion on or before Form 9th, 2023.

If Deante Jamal Kyle fails to respond within the time allowed, the court may enter a judgment by default or grant the relief sought, as long as a copy of this Notice is published in a newspaper in Prince George's County at least once a week for three (3) consecutive weeks on or before May 10th, 2023.

After the time period in the judge's order has passed, you may ask the court for a default judgment or to move forward with your case

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

144412 (4-13,4-20,4-27)



LEGALS

NOTICE

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

vs.

Marcell Washington
2503 Kent Town Place, Unit B
Landover, MD 20785
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-001135**

Notice is hereby given this 4th day of April, 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 4th day of May, 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 4th day of May, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$131,386.13. The property sold herein is known as 2503 Kent Town Place, Unit B, Landover, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144343 (4-13,4-20,4-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CASSANDRA WIGGINS

Notice is given that Natalie Wiggins, whose address is 6414 White Oak Avenue, Camp Springs, MD 20748, was on February 23, 2023 appointed Personal Representative of the estate of Cassandra Wiggins, who died on January 2, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of 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.

NATALIE WIGGINS
Personal Representative

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

Estate No. 128155
144285 (4-6,4-13,4-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERONA GILL

Notice is given that Chieyen Meachem, whose address is 6700 Belcrest Road, #219, Hyattsville, MD 20782, was on March 27, 2023 appointed Personal Representative of the estate of Verona Gill, who died on August 23, 2022 without a will.

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

All persons having any objection to the appointment (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 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; 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.

CHIEYEN MEACHEM
Personal Representative

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

Estate No. 126993
144288 (4-6,4-13,4-20)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

INDIA M. TAYLOR
8481 Greenbelt Road
Unit T1
Greenbelt, MD 20770
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 21-02691**

Notice is hereby given this 24th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8481 Greenbelt Road, Unit T1, Greenbelt, MD 20770, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 24th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 24th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$69,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144242 (3-30,4-6,4-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARY K MAR

Notice is given that Perry J Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on March 14, 2023 appointed Personal Representative of the estate of Gary K Mar, who died on March 31, 2022 without a will.

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

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

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

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

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

PERRY J BECKER
Personal Representative

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

Estate No. 125031
144290 (4-6,4-13,4-20)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees

vs.

JOSEPH Y. DEPESTRE
MARJORIE DEPESTRE
8418 CUNNINGHAM DR
COLLEGE PARK, MD 20740
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Civil Action No. CAEF 22-25488**

Notice is hereby given this 21st day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 8418 CUNNINGHAM DR, COLLEGE PARK, MD 20740, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 21st day of April, 2023, next, provided a copy of this NOTICE be inserted in some newspaper published in said County once in each of three successive weeks before the 21st day of April, 2023.

The Report of Sale states the amount of the sale to be Three Hundred Ninety Five Thousand One Hundred Seventy Dollars and Fourteen Cents (\$395,170.14).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144303 (4-6,4-13,4-20)

NOTICE

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

vs.

Safi Dinga
4800 49th Avenue
Hyattsville, MD 20781
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF20-07724**

Notice is hereby given this 23rd day of March, 2023, by the Circuit Court for Prince George's County, Maryland, 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 24th day of April, 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 24th day of April, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$192,000.00. The property sold herein is known as 4800 49th Avenue, Hyattsville, MD 20781.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144304 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER PAUL EDWARDS

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, #218, Bowie, MD 20715, was on March 24, 2023 appointed Personal Representative of the estate of Walter Paul Edwards, who died on November 23, 2021 without a will.

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

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

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

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

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

PERRY BECKER
Personal Representative

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

Estate No. 117539
144291 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

LILLIE MCGILL
1017 Carrington Avenue
Capitol Heights, MD 20743
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-001237**

Notice is hereby given this 27th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1017 Carrington Avenue, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 27th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$220,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144305 (4-6,4-13,4-20)

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,
Plaintiffs

vs.

Shawn T. Johnson,
a/k/a Shawn Terrell Johnson
10114 Legacy Court
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-001078**

Notice is hereby given this 4th day of April, 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 4th day of May, 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 4th day of May, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$440,550.00. The property sold herein is known as 10114 Legacy Court, Clinton, MD 20735.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144342 (4-13,4-20,4-27)

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

JOHN V. EDA
578 Wilson Bridge Drive
Unit A1
Oxon Hill, MD 20745
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-25514**

Notice is hereby given this 14th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 578 Wilson Bridge Drive, Unit A1, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$70,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144211 (3-30,4-6,4-13)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

HOWARD J BRADBERRY
(DECEASED)
LOUISE MAE BRADBERRY
(DECEASED)
925 Montgomery Street
Laurel, MD 20707
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-001015**

Notice is hereby given this 14th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 925 Montgomery Street, Laurel, MD 20707, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$245,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144212 (3-30,4-6,4-13)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

PAULINE C. NNAWUBA
14434 Colonel Fenwick Court
Unit 538
Upper Marlboro, MD 20772
Defendant(s).

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF 22-28447**

Notice is hereby given this 14th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 14434 Colonel Fenwick Court, Unit 538, Upper Marlboro, MD 20772, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 14th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 14th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$307,000.00.

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

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George’s County Department of Public Works and Transportation, Office of Engineering and Project Management until May 3, 2023, at 11:59 p.m. local prevailing time for the following project:

**SAFETY AND SPOT IMPROVEMENTS
957-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. **BPM036252** 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:

This contract shall construct Safety and Spot improvements at various locations in Prince George’s County. The work will include Pedestrian improvements such as the installation of refuge islands, pedestrian crosswalks, concrete/asphalt/brick sidewalks, ADA ramps and curb and gutter; Site distance improvements; Traffic capacity improvements such as the addition of turning lane(s); Traffic signal installation and modifications, minor signing modifications, loop detector replacement, and miscellaneous traffic control device infrastructure items as required for identified improvements; Minor drainage improvements; Installation of traffic barriers and end treatments; Grinding, resurfacing, base widening, pavement repair, pavement markings; Minor landscaping and turf establishment.

4. Minimum Qualifications:

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

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

5. The estimated value of the Contract is classified with the letter designation “E” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ClassKey.asp>)

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

Qty	Unit	Description
1	LS	MAINTENANCE OF TRAFFIC (MOT)
1	LS	CLEARING AND GRUBBING
1	LS	MOBILIZATION
26	CY	TEST PIT EXCAVATION
150	CY	REMOVAL OF EXISTING PAVEMENT
150	SY	REMOVAL OF EXISTING SIDEWALK
120	LF	REMOVAL OF CURB AND GUTTER
100	TON	STABILIZED CONSTRUCTION ENTRANCE (SCE)
200	SY	GRADED AGGREGATE BASE COURSE – 4 INCH LIFT
200	SY	GRADED AGGREGATE BASE COURSE – 6 INCH LIFT
600	SY	MILLING HOT MIX ASPHALT PAVEMENT, 0” TO 2” DEPTH
1500	TON	HOT MIX ASPHALT SUPER PAVE 9.5 MM PG 64S-22, LEVEL 2
1500	TON	HOT MIX ASPHALT SUPER PAVE 12.5 MM PG 64S-22, LEVEL 2
100	SY	FULL DEPTH PATCHING
100	SY	PARTIAL DEPTH PATCHING
2200	LF	FIVE INCH (5”) WHITE LEAD-FREE REFLECTIVE THERMOPLASTIC
1200	LF	FIVE INCH (5”) YELLOW LEAD-FREE REFLECTIVE THERMOPLASTIC
600	LF	CONCRETE CURB AND GUTTER COMBINATION, PGC STD. NO.
600	LF	REPLACEMENT OF EXISTING CONCRETE CURB AND GUTTER
100	LF	GALVANIZED METAL TRAFFIC BARRIER W BEAM USING 6 FT
100	LF	REPLACE GALVANIZED METAL TRAFFIC BARRIER W BEAM PANEL
100	SY	FURNISH AND PLACE TOPSOIL - THREE INCH (3”) DEPTH
800	SY	TEMPORARY SEEDING AND MULCHING
1	LS	TRAFFIC LIGHT SIGNAL
1	LS	RECTANGULAR RAPID FLASHING BEACON (RRFB) – SOLAR
1	LS	PEDESTRIAN HYBRID (H AWK) SIGNAL

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

7. **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 I, Instructions to Bidders, Section 1.12 Bid Security.

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

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

11. **Nondiscrimination.** In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and 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 project requires 20% Minority Business Enterprise and 40% County Based Small Business participation as described in more detail in Part I, Instructions to Bidders, Sections 1.36 and 1.37, [Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.](https://www.princegeorgescountymd.gov/Bids.aspx?CatID=17)

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

14. An **optional** virtual Pre-Bid Conference will be held on April 12, 2023 at 11:00 a.m. local prevailing time, via Zoom at <https://us05web.zoom.us/j/81184390788?pwd=R1Z5WUc4QlJEMGJ5WHVpS01mSnUzUT09> Or join using meeting I.D.: 811 8439 0788 password sLY79m

By Authority of Angela D. Alsobrooks
County Executive

144216 (3-30,4-6,4-13)

LEGALS

**PRINCE GEORGE’S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

APRIL 25, 2023

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

TRANSFER

Susan Cook, Member/Authorized Person, James Cowen, Authorized Person for a Class B(BH), Beer, Wine and Liquor for the use of Greenbelt Beverage Management, LLC, t/a Crowne Plaza College Park, 6400 Ivy Lane, Greenbelt, 20770 transfer from Greenbelt Beverage Management, LLC, t/a Crowne Plaza College Park, 6400 Ivy Lane, Greenbelt, 20770, Susan Cook, Authorized Person, Steven Cesinger, Authorized Person.

Kyuwoon Suh, President for a Class A, Beer, Wine and Liquor for the use of CHK Liquors, Inc., t/a Lim’s Liquor Store, 2117 University Blvd, Hyattsville, 20783 transfer from Lim’s Liquor, Inc., t/a Lim’s Liquor Store, 2117 University Blvd, Hyattsville, 20783, Chun Cha Im, President/Secretary/Treasurer.

Piyushbhai R. Patel, Member-Manager for a Class A, Beer, Wine and Liquor for the use of Sahil, LLC, t/a GEM Liquors, 9443 Annapolis Road, Seabrook, 20706 transfer from Sahil, LLC, t/a GEM Liquors, 9443 Annapolis Road, Seabrook, 20706, Ramanbhai R. Patel, Member.

Tyes Cook, Member/Authorized Person, Richard Cook, Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of Bread Schedule, LLC, t/a Manifest Bread, 6208 Rhode Island Avenue, Suite 114, Riverdale Park, 20737 transfer from Riverdale Park, LLC, t/a Manifest Bread, 6208 Rhode Island Avenue, Suite 114, Riverdale Park, 20737, Tyes Cook, Owner.

Benjamin R. Carter, Member/Authorized Person, for a Class B(DD), Beer, Wine and Liquor for the use of Le Fantome, LLC, t/a Le Fantome, 4501 – 4555 Woodberry Street, Riverdale Park, 20737 transfer from Le Fantome, LLC, t/a Le Fantome, 4501 – 4555 Woodberry Street, Riverdale Park, 20737, Akhtar Nawab, Member/Authorized Person, Michael T. Whetherbee, Jr., Member/Authorized Person.

Jahangir Alam, President/Secretary/Treasurer, Jahir Uddin, Vice President for a Class D, Beer and Wine for the use of 3664 St Barnabas, Inc., t/a 7-Ten Beer, Wine and Grocery, 3664 St. Barnabas Road, Suitland, 20746 transfer from 7-Ten, LLC, 3664 St. Barnabas Road, Suitland, 20746, Daisy Dumera, Member-Manager, Richard Solomon, Member/Authorized Person.

**NEW- CLASS B, BEER, WINE
AND LIQUOR**

Rikin K. Parikh, President, Beenish Bhatia, Secretary, Giridhar Sastry, Treasurer for a Class B, Beer, Wine and Liquor for the use of FFD Three, Inc., t/a The Union, 3950 Garden City Drive, Hyattsville, 20785.

Tarrell Lamonica Littleton, Member/Authorized Person, Dennis James Littleton, Jr., Managing Member/Authorized Person for a Class B, Beer, Wine and Liquor for the use of BBU Enterprises, LLC, t/a BBU Kitchen, 15790 Livingston Road, Accokeek, 20607.

Teisha Mays, Member-Manager for a Class B, Beer, Wine and Liquor for the use of Greater Metropolitan Restaurant Group, LLC, t/a Moxly’s Bar and Grill, 7200 Hanover Drive, Suite LL, Greenbelt, 20770.

Bianka Mbeng, Authorized Person, Oluwafemi Oluveye, Managing Member for a Class B, Beer, Wine and Liquor for the use of Pleroma Cuisine, LLC, t/a Pleroma Cuisine, 952 4th Street, Laurel, 20707.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, April 25, 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
April 7, 2023

144413 (4-13,4-20)

**PRINCE GEORGE’S COUNTY
GOVERNMENT**

**BOARD OF LICENSE
COMMISSIONERS**

**NOTICE OF
PUBLIC HEARING**

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on May 25, 2023 and will be heard on July 25, 2023. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 99, 17 BL 100, 17 BL 101, 17 BL 102

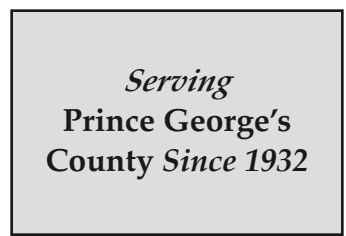
Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, April 12, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
April 7, 2023

144414 (4-13,4-20)



LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

CAROLYN TAVENNER, TRUSTEE OF THE BRIAN SCHULTZ TRUST
Prince George’s County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George’s County, described as follows: Tax Account No 2393585, N 110 FT OF LOT 4 EQ 5500 SQ FT; 5,500.0000 SQ.FT. & IMPS. CHARLTON HEIGHTS BLK 17; ASSMT \$271,300 LIB 37277 FL 587; KNOWN AS 5927 BERWYN RD COLLEGE PARK MD 20740.

Defendants

**In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
C-16-CV-22-000803**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situate, lying and being in Prince George’s County and the State of Maryland to the Plaintiff in this proceeding:

Prince George’s County, described as follows: Tax Account No 2393585, N 110 FT OF LOT 4 EQ 5500 SQ FT; 5,500.0000 SQ.FT. & IMPS. CHARLTON HEIGHTS BLK 17; ASSMT \$271,300 LIB 37277 FL 587; KNOWN AS 5927 BERWYN RD COLLEGE PARK MD 20740.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144322 (4-13,4-20,4-27)

LEGALS

ANNUAL AUDIT – RFP NO. A23-001

Revenue Authority of Prince George’s County is seeking qualified companies to provide audit services for our Annual Financial Audit. Complete instructions are contained in the Request for Proposal Package which will be available online on or before April 30, 2023 at:

<https://www.princegeorgescountymd.gov/Bids.aspx?CatID=17>

Any questions concerning this proposal should be directed to Kalindi Joshi at kjoshi@co.pg.md.us

144417 (4-13)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

BE T ON
Prince George’s County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George’s County, described as follows: Tax Account No 2217503, 8,914.0000 SQ.FT. & IMPS. GREENBRIER LOT 22 BLK A; ASSMT \$327,067 LIB 16252 FL 678; KNOWN AS 7501 POWHATAN ST HYATTSVILLE MD 20784.

Defendants

**In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
C-16-CV-22-000804**

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

Prince George’s County, described as follows: Tax Account No 2217503, 8,914.0000 SQ.FT. & IMPS. GREENBRIER LOT 22 BLK A; ASSMT \$327,067 LIB 16252 FL 678; KNOWN AS 7501 POWHATAN ST HYATTSVILLE MD 20784.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144323 (4-13,4-20,4-27)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

BAOBAB TREE FOUNDATION INC
TRUIST BANK
CHARLES GEBBERT TRUSTEE
BRYAN D LESLIE, TRUSTEE
Prince George’s County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George’s County, described as follows: Tax Account No 0196394, 5,420.0000 ACRES. & IMPS. BROCK HALL PLAT 2 LOT 35; ASSMT \$531,700 LIB 45674 FL 311; KNOWN AS 14400 THORPE LN UPPER MARLBORO MD 20772.

Defendants

**In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
C-16-CV-22-000830**

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

Prince George’s County, described as follows: Tax Account No 0196394, 5,420.0000 ACRES. & IMPS. BROCK HALL PLAT 2 LOT 35; ASSMT \$531,700 LIB 45674 FL 311; KNOWN AS 14400 THORPE LN UPPER MARLBORO MD 20772.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144325 (4-13,4-20,4-27)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

ANNE SPEIGHT
NATASHIA SPEIGHT
Prince George’s County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George’s County, described as follows: Tax Account No 2068070, LOTS 14 & 15; 5,000.0000 SQ.FT. & IMPS. SEAT PLEASANT HEIG BLK P; ASSMT \$305,833 LIB 31055 FL 018; KNOWN AS 518 70TH ST CAPITOL HEIGHTS MD 20743.

Defendants

**In the Circuit Court for
Prince George’s County,
Maryland
Civil Division
C-16-CV-22-000827**

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

Prince George’s County, described as follows: Tax Account No 2068070, LOTS 14 & 15; 5,000.0000 SQ.FT. & IMPS. SEAT PLEASANT HEIG BLK P; ASSMT \$305,833 LIB 31055 FL 018; KNOWN AS 518 70TH ST CAPITOL HEIGHTS MD 20743.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144324 (4-13,4-20,4-27)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
1113 WILBERFORCE CT, CAPITOL HEIGHTS, MD 20743**

By virtue of the power and authority contained in a Deed of Trust from SAMANTHA L. LEACH and EUGENE C. LEACH, dated July 24, 2009 and recorded in Liber 30921 at Folio 601 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023

AT 3:10 P.M.

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

BEING KNOWN AND DESIGNATED As Lot No. 18, as shown on the plat entitled "LOTS 1 THROUGH 24, PARCEL A, LINCOLNSHIRE" (the "Property") which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book REP No. 213, folio 13.

TOGETHER WITH the right to use the bed of Wilberforce Court in Common with others entitled therein for ingress, egress and regress from or to Karen Boulevard, a public highway.

BEING the same parcel of ground which by Deed of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Prince George's, was granted and conveyed by NVR, Inc. unto Eugene C. Leach and Samantha L. Leach, the within named borrowers, in fee simple.

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

TERMS OF SALE: A deposit of \$12,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

144197 (3-30,4-6,4-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAVERNE AGNES JECH

Notice is given that Kevin Scott Jech, whose address is 11867 Glen Valley Road, Glen Rock, PA 17327, was on February 22, 2023 appointed Personal Representative of the estate of LAVERNE AGNES JECH who died on September 15, 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 22nd 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.

KEVIN SCOTT JECH
Personal Representative

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

Estate No. 128038
144279 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY EVELYN MATTINGLY

Notice is given that James E Mattingly, whose address is 3507 Pumphrey Drive, Forestville, Maryland 20747, was on February 21, 2023 appointed Personal Representative of the estate of Mary Evelyn Mattingly who died on December 1, 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 21st 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.

JAMES E MATTINGLY
Personal Representative

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

Estate No. 128049
144275 (4-6,4-13,4-20)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
5017 Quincy Street, Bladensburg, MD 20710**

By virtue of the power and authority contained in a Deed of Trust from KOLAWOLE SAHEED, dated February 19, 2010 and recorded in Liber 31521 at Folio 035 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 14, 2023

AT 3:05 P.M.

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

Lot numbered One (1) in Block lettered "A", in the subdivision known as "Bladensburg by the Park", as per plat thereof recorded in Plat Book VJ 163 at Plat 81 among the Land Records of Prince George's County, Maryland; Being in the 2nd Election District.

AND BEING the same property conveyed to Federal National Mortgage Association by virtue of a Deed from Howard N. Bierman, Jacob Geesing, and Carrie M. Ward dated April 3, 2009 and recorded April 9, 2009 in Liber 30516 at Folio 289, among the aforesaid land records.

Tax ID Number: 02-0157925

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

TERMS OF SALE: A deposit of \$9,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
AND ERICA T. DAVIS**
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116

144196 (3-30,4-6,4-13)

Karen M. Selby, Esq.
Griffin Selby Law PLLC
3261 Old Washington Road
Suite 2020
Waldorf, MD 20602
202-844-5753

Steven M Sindler
1130 Annapolis Road #101
Odenton, MD 21113
410-551-9323

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LEROY SIMPSON

Notice is given that Donna Speight, whose address is 32 Hokium Court, Magnolia, DE 19962, was on February 22, 2023 appointed Personal Representative of the estate of James Leroy Simpson, who died on September 24, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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.

DONNA SPEIGHT
Personal Representative

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

Estate No. 126870
144282 (4-6,4-13,4-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELINA SOLATAN
AKA: EVELINA DEBRA SOLATAN

Notice is given that Agnes Solatan, whose address is 3015 Chapel View Drive, Beltsville, MD 20705, was on March 21, 2023 appointed Personal Representative of the estate of Evelina Solatan, AKA: Evelina Debra Solatan, who died on September 12, 2022 without a will.

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

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 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; 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.

AGNES SOLATAN
Personal Representative

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

Estate No. 128633
144283 (4-6,4-13,4-20)

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JOEL PEEBLES MINISTRIES LLC
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0820456, 36,788.0000 SQ.FT. & IMPS. PLEASANT PROSPECT LOT 44; ASSMT \$529,867 LIB 38291 FL 644; KNOWN AS 11900 PLEASANT PROSPECT RD BOWIE MD 20721.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000713**

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

Prince George's County, described as follows: Tax Account No 0820456, 36,788.0000 SQ.FT. & IMPS. PLEASANT PROSPECT LOT 44; ASSMT \$529,867 LIB 38291 FL 644; KNOWN AS 11900 PLEASANT PROSPECT RD BOWIE MD 20721.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144328 (4-13,4-20,4-27)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JOEL R PEEBLES
YLAWNDA J PEEBLES
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0701490, 2.6700 ACRES. & IMPS. WOOD-MORE PLAT 8 LOT 137; ASSMT \$1,289,400 LIB 39314 FL 456; KNOWN AS 2830 SPRIGGS REQUEST WAY BOWIE MD 20716.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000715**

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

Prince George's County, described as follows: Tax Account No 0701490, 2.6700 ACRES. & IMPS. WOOD-MORE PLAT 8 LOT 137; ASSMT \$1,289,400 LIB 39314 FL 456; KNOWN AS 2830 SPRIGGS REQUEST WAY BOWIE MD 20716.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144329 (4-13,4-20,4-27)

LEGALS

ORDER OF PUBLICATION

Capital Contact Ltd

Plaintiff,

v.

Patricia Waldrop, et al

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-CV-23-001510**

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 3rd day of April, 2023, hereby ORDERED, by the Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the Property known as Outlot A, Buckingham Estates and Account Number 14 3044245 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 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
144333 (4-13,4-20,4-27)

ORDER OF PUBLICATION

Capital Contact Ltd

Plaintiff,

v.

Norman E. Walzer, et al

Defendants.

**In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-CV-23-001511**

A Complaint to foreclose the right of redemption having been filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 3rd day of April, 2023, hereby ORDERED, by the Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the Property known as Near Friendly and Account Number 050403675 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 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
144334 (4-13,4-20,4-27)

**Proudly
Serving
Prince George's County
Since 1932**

LEGALS

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

HARRY E POLK JR
FIRST VIRGINIA MORTGAGE
COMPANY
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 0167742, LTS 238.239; 6,500.0000 SQ.FT. & IMPS. WOODLAWN BLK 4; ASSMT \$291,067 LIB 06775 FL 109; KNOWN AS 4809 70TH PL HY-ATTSVILLE MD 20784.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000848**

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

Prince George's County, described as follows: Tax Account No 0167742, LTS 238.239; 6,500.0000 SQ.FT. & IMPS. WOODLAWN BLK 4; ASSMT \$291,067 LIB 06775 FL 109; KNOWN AS 4809 70TH PL HY-ATTSVILLE MD 20784.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144327 (4-13,4-20,4-27)

ORDER OF PUBLICATION

FNA DZ, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

JAMES E GARNETT
Prince George's County, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

Prince George's County, described as follows: Tax Account No 3753613, 368.0000 SQ.FT. & IMPS. THE FAIRMONT 1001; ASSMT \$68,000 LIB 44903 FL 531 UNIT 119; KNOWN AS 1001 CHILLUM RD HY-ATTSVILLE MD 20782 CONDO UNIT: 119.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-22-000728**

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

Prince George's County, described as follows: Tax Account No 3753613, 368.0000 SQ.FT. & IMPS. THE FAIRMONT 1001; ASSMT \$68,000 LIB 44903 FL 531 UNIT 119; KNOWN AS 1001 CHILLUM RD HY-ATTSVILLE MD 20782 CONDO UNIT: 119.

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

It is thereupon this 3rd day of April, 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) successive weeks, on or before the 28th day of April, 2023, warning all persons interested in the property to appear in this Court by the 6th day of June, 2023, and redeem the property herein described 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
144332 (4-13,4-20,4-27)

LEGALS

Nickey Patterson, Esq.
6710 Oxon Hill Rd Suite 210
Oxon Hill, MD 20745
202-709-6726

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGINIA ANN MONACELLI

Notice is given that Nancy A Monacelli, whose address is 6416 Whitwell Court, Fort Washington, MD 20744, was on March 31, 2023 appointed Personal Representative of the estate of Virginia Ann Monacelli who died on November 11, 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 30th 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.

NANCY A MONACELLI
Personal Representative

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

Estate No. 128393
144394 (4-13,4-20,4-27)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT LEE JEFFERSON, JR

Notice is given that Brenda Green, whose address is 1615 Fort Dupont Street SE, Washington, DC 20020, was on February 13, 2023 appointed Personal Representative of the estate of Robert Lee Jefferson, Jr., who died on December 14, 2022 without a will.

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

BRENDA GREEN
Personal Representative

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

Estate No. 127980
144399 (4-13,4-20,4-27)

LEGALS

McMillan Metro, PC
Heather L. Sunderman, Esq.
7811 Montrose Road, Suite 400
Potomac, Maryland 20854
301-251-1180

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HASSEN KEBEDE

Notice is given that Nebiyu Beyene, whose address is 43175 Alenby Way, Leesburg, VA 20176, was on March 15, 2023 appointed Personal Representative of the estate of Hassen Kebede, who died on January 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 Wills on or before the 15th 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.

NEBIYU BEYENE
Personal Representative

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

Estate No. 128543
144400 (4-13,4-20,4-27)

Erica A. R. Redmond
8562 Fort Smallwood Rd
Pasadena, MD 21122
410-255-0373

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHANIE MICHAEL MOHUNDRO

Notice is given that David Wayne Mohundro, whose address is 222 N Patrick Street, PO Box 54, Dublin, TX 76446, was on March 30, 2023 appointed Personal Representative of the estate of Stephanie Michael Mohundro, who died on November 16, 2022 without a will.

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

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

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

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

DAVID WAYNE MOHUNDRO
Personal Representative

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

Estate No. 127400
144401 (4-13,4-20,4-27)

LEGALS

Ronald Scott Mitchell
Wills and Trusts LLC
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
240-638-2828

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARCY DENISE SITGRAVES

Notice is given that Joselyn Montgomery Brazier, whose address is 4508 Atlantic Avenue, Suite 1201, Long Beach, CA 90807, was on April 3, 2023 appointed Personal Representative of the estate of Darcy Denise Sitgraves, who died on December 19, 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 3rd 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 obtained from the Register of Wills.

JOSELYNN MONTGOMERY BRAZIER
Personal Representative

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

Estate No. 128621
144402 (4-13,4-20,4-27)

Julia Anderson Reinhart
Anderson Reinhart Law, LLC
92 Franklin Street
Annapolis, MD 21401
410-268-5035

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VICTOR G. STOTLAND

Notice is given that Deborah G. Weller, whose address is 120 Linda Lane, Millersville, MD 21108, was on April 5, 2023 appointed Personal Representative of the estate of Victor G. Stotland, who died on December 8, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of 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 obtained from the Register of Wills.

DEBORAH G. WELLER
Personal Representative

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

Estate No. 128827
144403 (4-13,4-20,4-27)

LEGALS

Robb A. Longman, Esq.
Longman & Van Grack, LLC
10411 Motor City Drive, Suite 750
Bethesda, MD 20817
301-291-5027

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OFIR NOAH NEVO

Notice is given that Raymond Nevo, whose address is 5800 Lustine St, Hyattsville, MD 20781, was on April 5, 2023 appointed Personal Representative of the estate of Ofir Noah Nevo, who died on January 30, 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 5th 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.

RAYMOND NEVO
Personal Representative

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

Estate No. 128667
144404 (4-13,4-20,4-27)

John D. Hungerford
P.O. Box 221
Bryans Road, MD 20616
301-283-6000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOUGLAS MELVIN BURNER, JR.
AKA: DOUGLAS BURNER, JR.

Notice is given that Steven Eugene Wiley, whose address is 1129-D Heritage Place, Waldorf, MD 20602, was on February 15, 2023 appointed Personal Representative of the estate of Douglas Melvin Burner, Jr. AKA: Douglas Burner, Jr., who died on November 2, 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 15th 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, 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.

STEVEN EUGENE WILEY
Personal Representative

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

Estate No. 127910
144405 (4-13,4-20,4-27)

To Subscribe
Call
The Prince
George's Post at
301-627-0900

LEGALS

Justin Weiss
Kidwell & Kent
6259 Executive Blvd
Rockville, MD 20852
703-463-1873

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TRAVIS DEVON MELVIN

Notice is given that Karen Melvin-Ginwright, whose address is 7702 Jacobs Drive, Greenbelt, MD 20770, was on February 27, 2023 appointed personal representative of the small estate of Travis Devon Melvin, who died on July 4, 2020 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim 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.

KAREN MELVIN-GINWRIGHT
Personal Representative

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

Estate No. 128321
144347 (4-13)

Janelle Ryan-Colbert, Esq.
3060 Mitchellville Rd., Ste 216
Bowie, MD 20716
301-576-6200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZEFFIE DAVIS, JR.

Notice is given that Angela A. Davis, whose address is 10303 Farrar Ave, Cheltenham, MD 20623, was on March 29, 2023 appointed Personal Representative of the estate of Zeffie Davis, Jr. who died on October 18, 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 29th 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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES FAYE BEARD

Notice is given that Patricia A Michelizzi, whose address is 6207 Delbarton Street, Temple Hills, MD 20748, was on March 6, 2023 appointed personal representative of the small estate of Frances Faye Beard, who died on April 18, 2022 without a will.

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

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

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

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

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

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

PATRICIA A MICHELIZZI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128417
144348 (4-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS B KEARNEY

Notice is given that Deitra E Kearney, whose address is 7312 Rotunda Court, Clinton, MD 20735, was on February 7, 2023 appointed personal representative of the small estate of Doris B Kearney, who died on January 6, 2023 without a will.

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

DEITRA E KEARNEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128093
144349 (4-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PENCAY MAE WAINWRIGHT

Notice is given that Latrice Jenkins, whose address is 8904 Ardwick Ardmore Road, Springdale, MD 20774, was on April 3, 2023 appointed personal representative of the small estate of Pencay Mae Wainwright, who died on April 3, 2021 without a will.

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

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

LATRICE JENKINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128791
144350 (4-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERNON POPE ALLEYNE

Notice is given that Carol Pope, whose address is 100 Einstein Loop, 17D, Bronx, NY 10475, was on February 17, 2023 appointed personal representative of the small estate of Vernon Pope Alleyne, who died on November 30, 2022 without a will.

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

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

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

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

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

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

CAROL POPE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127805
144351 (4-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUBREY DICKSON SR

Notice is given that Aubrey L Dickson Jr, whose address is 15501 Bruce B Downs Blvd, Apt.#511, Tampa, Florida 33647, was on March 7, 2023 appointed personal representative of the small estate of Aubrey Dickson Sr, who died on February 24, 2023 without a will.

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

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

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

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

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

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

AUBREY L DICKSON JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128428
144352 (4-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY DYER SPRIGGS

Notice is given that Pamela Spriggs Edge, whose address is 14256 Stone Chase Way, Centerville, VA 20121, was on January 18, 2023 appointed personal representative of the small estate of Dorothy Dyer Spriggs 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 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, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

PAMELA SPRIGGS EDGE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127653
144353 (4-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON G. WILLIAMS

Notice is given that Lalita W. Pace, whose address is 10508 Joyceton Drive, Upper Marlboro, MD 20774, was on March 10, 2023 appointed personal representative of the small estate of Sharon G. Williams who died on January 23, 2023 with a will.

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

All persons having any objection to the appointment 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.

LALITA W. PACE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128466
144354 (4-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH CHRISTINE KUMAGAI

Notice is given that Sueko E Kumagai, whose address is 2413 59th Avenue, Cheverly, Maryland 20785, was on March 31, 2023 appointed Personal Representative of the estate of Ruth Christine Kumagai who died on February 26, 2023 with a will.

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

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

SUEKO E KUMAGAI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128660
144395 (4-13.4-20.4-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BAU CONG PHAM

Notice is given that Tuan Quoc Dao, whose address is 2231 Silk Tree Drive, Tustin, CA 92780, was on March 22, 2023 appointed Personal Representative of the estate of Bau Cong Pham who died on January 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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; 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.

TUAN QUOC DAO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128177
144396 (4-13.4-20.4-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA LYLES

Notice is given that Amanda V Davis, whose address is 6958 Laguna Place D, Rancho Cucamonga, CA 91701, was on April 6, 2023 appointed Personal Representative of the estate of Barbara Lyles who died on October 21, 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 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 obtained from the Register of Wills.

AMANDA V DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127191
144397 (4-13.4-20.4-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE SALIM MAJLATON

Notice is given that Liza Zanarotti, whose address is 1018 April Court, Gambrills, MD 21054, and Alex Majlaton, whose address is 14149 Red River Drive, Centerville, VA 20121, were on February 17, 2023 appointed Co-Personal Representatives of the estate of George Salim Majlaton who died on January 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 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 17th day of August, 2023.

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

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

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

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

**LIZA ZANAROTTI
ALEX MAJLATON**
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128027
144398 (4-13.4-20.4-27)

Donald F. Lee
Administrator of Estate
270 5th Street, Apr. 4I
Brooklyn, New York 11215

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

NOTICE IS HEREBY GIVEN that the District court of Hardin County, Kentucky appointed Donald F. Lee, whose address is 270 5th Street, Apt. 4I, Brooklyn, NY 11215, as the Administrator of the Estate of Robert Edward Lee who died on November 29, 2021 domiciled in Radcliff, Kentucky (USA).

The Maryland resident agent for service of process is Bruce Howard, whose address is 16701 Melford Blvd, Suite 400, Bowie, MD 20715.

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.

DONALD F. LEE
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 127870
144391 (4-13.4-20.4-27)

The Prince George's Post

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LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

ROBBIE D. BAKER
4937 Winthrop Street
Oxon Hill, MD 20745

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF22-25464**

Notice is hereby given this 27th day of March, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 4937 Winthrop Street, Oxon Hill, MD 20745, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 27th day of April, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 27th day of April, 2023.

The report states the purchase price at the Foreclosure sale to be \$166,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144306 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

DONATO LOPEZ
7734 Muncy Road
Landover, MD 20785

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF22-30122**

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7734 Muncy Road, Landover, MD 20785, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$211,650.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144309 (4-6,4-13,4-20)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
1807 Nova Avenue, Capitol Heights, MD 20743**

By virtue of the power and authority contained in a Deed of Trust from BEKRE A. KASSEGN, dated November 17, 2017 and recorded in Liber 40512 at Folio 361 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on
FRIDAY, APRIL 14, 2023
AT 3:25 P.M.

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

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS

All those pieces of or parcels of Lots 3 and 4, Block F, Cedar Valley, Prince George's County, Maryland, as per plat thereof recorded in Plat in Plat Book BB 12 at Folio 19, more particularly described as follows

Beginning at a point in the northerly line of 52nd Avenue, north 77 degrees 55 minutes 30 seconds East 5 feet from the dividing line between Lots 2 and 3, and northerly line of 52nd Avenue and running, thence across Lot 3, North 12 degrees 4 minutes 30 seconds West 58 Feet to a point, thence across Lot 3, North 12 degrees 4 minutes 30 seconds West 58 feet to a point thence north 33 degrees 50 minutes 20 seconds West 57 46 (erroneously shown as 57, 46) feet to a point in the northerly line of Lot 3 and thence along said northerly line north 77 degrees 55 minutes 30 seconds east 30 98 feet to a point, thence across Lots 3 and 4 South 17 degrees 39 minutes East 69 31 feet to a point, thence South 12 degrees 04 minutes 30 seconds East 55 feet to a point in the northerly line of 52nd Avenue, thence along said northerly line of 52nd Avenue South 77 degrees 55 minutes 30 seconds West 50 feet to the point of beginning, containing 5,000 50 square feet as per survey by Paramount Engineering Company, Dated June 23, 1950, a re-certified September 28, 1950 Being in the 6th Election District, Being the same property conveyed to Mary Thelma Sprouse in deed recorded in Liber 1308, Folio 8 Being assessed as 5,162 00 square feet

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

TERMS OF SALE: A deposit of \$17,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.875% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A00116**

144200 (3-30,4-6,4-13)

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

LEGALS

Charter Resolution No. 177

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 177 on March 27, 2023 amended Article 400 of the City of Laurel Charter to add Section. 469, to be entitled, "Director of the Department of Community Resources and Emergency Management," as follows:

CHARTER AMENDMENT:

Section. 469. Director of the Department of Community Resources and Emergency.

(a) There shall be a Director of the Department of Community Resources and Emergency Management that will also serve as the emergency manager appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Community Resources and Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Community Resources and Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

The date of adoption of this Charter Resolution is the 27th day of March, 2023, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 16th day of May, 2023 unless on or before the 6th day of May, 2023, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website <https://www.cityoflaurel.org/clarke/notice/public-notice> or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

144250 (3-30,4-6,4-13,4-20)

LEGALS

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

YEAR	MAKE	MODEL	VIN
2014	Ford	Escape	1FMCU0F74EUD22562
2010	Toyota	Yaris	JTDBT4K35A4074703
2011	Infiniti	G25	JN1DV6AP2BM604343
2006	BMW	X5	5UXFA135X6LY27157
2004	Acura	TL	19UUA66264A048226
2022	Chevy	Colorado	1GCGTBN4N1152015
144337			(4-13)

LEGALS

NOTICE TOWN OF UPPER MARLBORO

Town of Upper Marlboro Special Election to Elect One Board of Town Commissioner to serve a six-month term.

Election Day: Tuesday, May 9, 2023 | Polls Open 8:00 AM until 7:00 PM
Polling Location: Town Hall: 14211 School Lane Upper Marlboro, MD 20772

Candidate Packets Available Online & In-Person At Town Hall

Certificate of Nomination (10 Signatures), Written Statement & Certification of Eligibility for Candidacy 2023 Due Monday, May 1, 2023, by Close of Business

Absentee Ballot Requests: A registered voter may request an absentee ballot prior to the election. The request can be made electronically or by mail. Absentee ballots and accompanying envelopes are made available to any eligible voter upon request until the election, including ballots requested in writing by a duly authorized agent. Requests can be made up until the closing of the polls, however all ballots must be submitted prior to the polls being declared closed in order to be counted.

Voter Registration Deadline (Prince George's County): April 18, 2023. If you chose Town registration only, you can arrange to come into the Town Hall, 14211 School Lane, Upper Marlboro MD, 20772, from 9:00 a.m. to 5:00 p.m.

Contact the Town Clerk for more information |

clerk@uppermarlboromd.gov

For More Information Visit: www.UpperMarlboroMD.gov

144419 (4-13)

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: **04/28/2023**

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

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

2002 GMC	YUKON	MD	67013CB	1GKEK63U22J327406
2002 MAZDA	PROTÉGÉ 5	MD	X84567N6	JM1BJ245221485682

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

2008 CHEVROLET	TAHOE	VA	52674T	1GNFK13078R190996
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**JD TOWING
2817 RITCHIE ROAD
FORESTVILLE MD 20747
301-967-0739**

2005 BMW	325	DE	XX690738	WBABW33405PL38811
2005 TOYOTA	RAV4	MD	7EK8846	JTEGD20V250080169
2000 CHEVROLET	MONTECARLO			2G1WW12E8Y9287783
2005 FORD	CROWN VICTORIA			2FAHP71WX5X160797
2014 CHEVROLET	SPARK	NC	FES6603	KL8C6S96EC518225
2000 DODGE	RAM	MI	DC04720	3B7KF23Z2YG112027
1998 HONDA	ACCORD	TX	DT5L276	1HGCG5541WA042005
1966 FORD	MUSTANG			6T08C279850
2001 HONDA	ODYSSEY	TX	CBW4604	2HKRL18611H538935

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

2009 NISSAN	ALTIMA	MD	6DH4266	IN4AL24E49C125629
1991 GMC	SIERRA	MD	7BK5923	1GTDK14K9ME524401
1988 FORD	F-150			1FTEF15Y8JNB06080
2010 FORD	TRANSIT	MD	4EH0466	NM0LS6BN5AT009146
2010 FORD	TAURUS	OH	HTB3071	1FAHP2E2W3AG153610
2001 FORD	MUSTANG	MD	985Z67	1FAFP44431F226595
2013 KIA	OPTIMA			5XXGR4A64DG101464
2004 CADILLAC	CTS			1G6DM577640158762
2006 FORD	F450			1FDXE45P26HA51390
2003 FORD	EXCURSION	MD	06720P	1FNMU40583EB44353

144418 (4-13)

**THE PRINCE GEORGE'S POST
Call 301-627-0900
Fax 301-627-6260**

LEGALS

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

EDWARD C. BENJAMIN
DIONNE BENJAMIN
818 Booker Drive
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000161**

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 818 Booker Drive, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$215,000.00.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144307 (4-6,4-13,4-20)

NOTICE

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

Substitute Trustees/
Plaintiffs,

vs.

WILLIE J. NICHOLSON
(DECEASED)
6924 Aquamarine Court
Capitol Heights, MD 20743

Defendant(s).

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-22-000134**

Notice is hereby given this 3rd day of April, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 6924 Aquamarine Court, Capitol Heights, MD 20743, made and reported by the Substitute Trustee, will be RATIFIED AND CONFIRMED, unless cause to the contrary thereof be shown on or before the 3rd day of May, 2023, provided a copy of this NOTICE be inserted in some weekly newspaper printed in said County, once in each of three successive weeks before the 3rd day of May, 2023.

The report states the purchase price at the Foreclosure sale to be \$268,414.26.

MAHASIN EL AMIN
Clerk, Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144310 (4-6,4-13,4-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**115 STAN FEY DRIVE
UPPER MARLBORO, MARYLAND 20774**

By virtue of the power and authority contained in a Deed of Trust from Tonia Gray and Jerome Gray, dated July 19, 2005, and recorded in Liber 23101 at folio 542 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

**APRIL 18, 2023
AT 9:32 AM**

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 # 16-603273)

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

144251 (3-30,4-6,4-13)

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