

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

*Have a
Wonderful
and Safe
Weekend*

LEGALS

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

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

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

You must reclaim these vehicles by: **8/21/2023.**

Please contact the Revenue Authority of Prince George's County at: 301-772-2060.

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

2020 DODGE CHALLENGER MD 8EJ0838 2C3CDZGGXLH207119

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

2008 LAND ROVER RANGE ROVER VA TYH2481 SALMF13418A294236

2006 TOYOTA AVALON MD 9EW7032 4T1BK36B26U167065

2003 HONDA CIVIC MD 1EB1396 1HGEM22913L006637

2011 JEEP GRAND CHEROKEE MD 88647CF 1J4RR4GG8BC723338

2002 OLDSMOBILE ALERO VA TTX2337 1G3NL52E92C15697

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

2009 NISSAN ALTIMA DC FD2232 1N4AL21E09N508511

**PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222**

2005 DODGE MAGNUM VA TSK4245 2D4FV48V95H128438

145103 (8-10)

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: **08/24/2023.**

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**

2004 AMERICAN BLUE BIRD MOTORS TRANSIT BUS 1BAKFC0AX4F216730

2005 NISSAN SENTRA 3N1CB51D05L513963

1999 CHEVROLET GMT-400 1GBHC34R2XF086511

2018 MERCEDES-BENZ C300 MD 4EP8645 55SWF4KB7U260038

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

2009 BMW 335I WBAWL73529P182433

2010 CHEVROLET MALIBU 1G1ZE5E5EB4AF236965

2990 GMC SIERRA 1GTD14H5LE514562

2008 FORD RANGER MD 6DS3912 1FTYR10D68PA80800

2010 FORD E250 1FTNE2EW0A046625

2003 BUICK PARK AVENUE 1G4CW54K034166323

1994 HONDA CIVIC 2HGEGH2368RH506440

1996 CHEVROLET G-SERIES MD 432Z97 1GBFG15R8T1001676

2004 HONDA ODYSSEY MD J18962E9 1GCCE14W4TZ101558

2006 HYUNDAI SONATA 5FNRL18074B078890

2015 NISSAN ROGUE MD 8FC0126 5NPET46C06H139224

2001 LINCOLN TOWN CAR MD 9EE9234 JN8ASMV6FW762101

2009 MITSUBISHI GALANT 4A3AB36F59E035917

2007 FORD MUSTANG 1ZVFT84N175285517

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

1993 PONTIAC GRAND AM MD Y76ZGN 1G2NE1431PM533905

**PAST & PRESENT TOWING & RECOVERY INC
7810 ACADEMY LANE
LAUREL, MD 20707
301-210-6222**

2005 NISSAN MURANO JN8AZ08W95W440200

145104 (8-10)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARION PATRICK** AKA: MARION PERRY PATRICK

Notice is given that Tawan Patrick, whose address is 7208 Den Meade Ave, Fort Washington, MD 20744, was on August 1, 2023 appointed Personal Representative of the estate of Marion Patrick AKA: Marion Perry Patrick, who died on April 25, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of February, 2024.

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

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

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

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

TAWAN PATRICK
Personal Representative

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

Estate No. 130099

145083 (8-10,8-17,8-24)

LEGALS

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 08/25/2023.** Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 10302, 1973 CHEVROLET VIN# 1H57K3Z480051 ANTHONY PASTA 2624 BIRD HILL RD GIRDLE TREE

LOT# 10375, 2018 FORD VIN# 1FTEW1EP5JFA14605 MJ'S COLLISION CENTER 2801 W. BELVEDERE AVE BALTIMORE

LOT# 10377, 2020 HYUNDAI VIN# 5NPD84LF5LH529257 AYT BROTHERS, INC T/ A AYT TOMMY'S AUTO BODY 5700 KIRBY RD CLINTON

LOT# 10378, 2011 NISSAN VIN# 3N1BC1AP7B1478135 GLOBAL AUTO WORLD 8208 WASHINGTON ST LAUREL

LOT# 10379, 2016 TOYOTA VIN# 2T1BURHE0GC556682 GLOBAL AUTO WORLD 8208 WASHINGTON ST LAUREL

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
TERMS OF SALE: CASH
Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

145105 (8-10,8-17)

NOTICE

Diane Rosenberg, et al.

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

v.
Benjamin Byrd
2398 Anvil Lane
Temple Hills, MD 20748
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-001142

Notice is hereby given this 18th day of July, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 2398 Anvil Lane, Temple Hills, MD 20748, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$217,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144994 (7-27,8-3,8-10)

NOTICE

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

v.
Edgar D Siguenza and
Walda L Yon
Defendants

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

CIVIL NO. CAEF22-26716

ORDERED, this 24th day of July, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 5601 Parker House Terr #103, Hyattsville, Maryland 20782 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 24th day of August, 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 24th day of August, 2023, next.

The report states the amount of sale to be \$72,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145016 (7-27,8-3,8-10)

LEGALS

MECHANIC'S LIEN

2013 FORD

VIN: 1FMJK1K53DEF43814

Sale to be held AUGUST 19, 2023 10:00 AM on the premises of:

BRANCH AVENUE AUTO AUCTION
7827 BRANCH AVE.
CLINTON MD 20735

145020 (8-3,8-10)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **SHAWN MICHAEL WEBB**

Notice is given that Amy Webb, whose address is 2260 Heavenly View Trail, Reno, NV 89523, was on July 25, 2023 appointed Personal Representative of the estate of Shawn Michael Webb, who died on May 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 25th day of January, 2024.

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

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

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

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

AMY WEBB
Personal Representative

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

Estate No. 129599

145034 (8-3,8-10,8-17)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DENNIS M COOK** AKA: DENNIS COOK

Notice is given that Carolyn D Cook, whose address is 8635 Park Avenue, Bowie, MD 20720, was on July 20, 2023 appointed Personal Representative of the estate of Dennis M Cook AKA: Dennis Cook, who died on June 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 20th day of January, 2024.

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

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

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

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

CAROLYN D. COOK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129893

145032 (8-3,8-10,8-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ERVIN LEE BROWN**

Notice is given that Carolyn Brooks-Miller, whose address is 3203 Dallas Drive, Temple Hills, MD 20748, was on July 10, 2023 appointed Special Administrator of the estate of Ervin Lee Brown who died on October 12, 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 Special Administrator or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of January, 2024.

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

CAROLYN BROOKS-MILLER
Special Administrator

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127056

145036 (8-3,8-10,8-17)

NOTICE

Diane Rosenberg, et al.

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

v.
Estate of David D Martin
4910 Cranford Terrace
Upper Marlboro, MD 20772
Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-000838

Notice is hereby given this 18th day of July, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 4910 Cranford Terrace, Upper Marlboro, MD 20772, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of August, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of August, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$559,951.32.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
144993 (7-27,8-3,8-10)

**ORDER OF PUBLICATION
BY POSTING**

EBONY COOK Plaintiff,
vs.
KENNETH COOK Defendant(s)

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-003045

ORDERED, ON THIS 24th day of July, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, **KENNETH COOK**, is hereby notified that the Plaintiff, has filed a **COMPLAINT FOR ABSOLUTE DIVORCE**, and stating that the Defendant's last known address is 303 ANACOSTIA ROAD, SE #303, WASHINGTON, DC 20019, and therefore it is;

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

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

ORDERED, said posting to be completed by the 23rd day of August, 2023, and it is further;

ORDERED that the DEFENDANT, **KENNETH COOK**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 22nd DAY OF SEPTEMBER, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
145015 (7-27,8-3,8-10)

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christiana Kersey
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.
Tyrone Calvin Lee

AND

Barbara Lee

10014 Worrell Avenue
Glenn Dale, MD 20769
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF17-36582

Notice is hereby given this 20th day of July, 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 21st day of August, 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 21st day of August, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$306,000.00. The property sold herein is known as 10014 Worrell Avenue, Glenn Dale, MD 20769.

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

True Copy—Test:
Mahasin El Amin, Clerk
145007 (7-27,8-3,8-10)

**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 September 14, 2023. Those licenses are:

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RILEY WRIGHT

Notice is given that Brinda Wright, whose address is 12408 James Madison Ln., Glenn Dale, MD 20769, was on June 13, 2023 appointed Personal Representative of the estate of Riley Wright, who died on December 9, 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 13th day of December, 2023.

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

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

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

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

BRINDA WRIGHT
Personal Representative

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

Estate No. 124486
145030 (8-3,8-10,8-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILHELMINA KINARD

Notice is given that Gregory R. Kinard, whose address is 2417 Saint Clair Drive, Temple Hills, MD 20748, was on July 13, 2023 appointed Personal Representative of the estate of Wilhelmina Kinard, who died on June 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 January, 2024.

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

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

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

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

GREGORY R. KINARD
Personal Representative

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

Estate No. 129933
145031 (8-3,8-10,8-17)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS E PAYNE

Notice is given that Danna Payne, whose address is 14508 Delcastle Drive, Bowie, MD 20721, was on July 18, 2023 appointed Personal Representative of the estate of Doris E Payne who died on June 24, 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 18th day of January, 2024.

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

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

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

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

DANNETTA PAYNE
Personal Representative

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

Estate No. 129981
145002 (7-27,8-3,8-10)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES EDWARD CAPINO

Notice is given that Leroy Wayne Capino, whose address is 2908 Jennings Road, Kensington, Maryland 20895, was on July 17, 2023 appointed Personal Representative of the estate of James Edward Capino who died on May 5, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of January, 2024.

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

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

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

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

LEROY WAYNE CAPINO
Personal Representative

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

Estate No. 129637
145001 (7-27,8-3,8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MEARLE E JENSEN
AKA: MEARLE JENSEN

Notice is given that Susan L Goodnite, whose address is 8304 Sunnynview Drive, Millersville, MD 21108, and Evelyn D Thrift whose address is 12514 Youngwood Turn, Bowie, MD 20715, were on July 24, 2023 appointed Co-Personal Representatives of the estate of Mearle E Jensen AKA: Mearle Jensen who died on June 13, 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 24th day of January, 2024.

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

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

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

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

SUSAN L GOODNITE
EVELYN D THRIFT
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. 129778
145045 (8-3,8-10,8-17)

Call 301-627-0900
for a quote.

Andrew Cooch, Esq.
Cooch, Bowers & Schuller, P.A.
1460 Ritchie Highway, Suite 212
Arnold, MD 21012
410-974-1900

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

NOTICE IS HEREBY GIVEN that the General Court of Justice - Superior Court of Halifax county, North Carolina appointed John Charles Pritchard, whose address is 8311 Ari Court, Apt. 1B, Jessup, MD 20794, as the Executor of the Estate of Loretta Johnson Buckner who died on February 4, 2022 domiciled in Halifax County, North Carolina; United States of America.

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

12423 KEMMERTON LANE,
BOWIE, PRINCE GEORGE'S
COUNTY, MD 20715

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

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

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

JOHN CHARLES PRITCHARD
Foreign Personal Representative

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

Estate No. 128706
145047 (8-3,8-10,8-17)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.egd-law.com/sales

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

2222 SETON WAY
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated August 22, 2006 and recorded in Liber 26586, Folio 167 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,550.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:07 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 453005)

Richard E. Solomon, et al.,
Substitute Trustees

 **ALEX COOPER**
auctioneers

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

145059

(8-10,8-17,8-24)

The
Prince George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260
Have
a
Very Safe
Weekend

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
905 59TH AVENUE, NORTH FAIRMONT HEIGHTS, MD
20743**

By virtue of the power and authority contained in a Deed of Trust from ARTHUR LANFORD SR., dated December 6, 2007 and recorded in Liber 29574 at Folio 545 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, AUGUST 25, 2023

AT 3:00 P.M.

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

The following described land and premises, situate, lying and being the 18th Election District, County of Prince George's, State of Maryland and distinguished as

Lots numbered One (1) and Two (2) in Block lettered "F" in the subdivision known as "North Fairmont Heights", as per plat thereof recorded among the Land Records Prince George's County, Maryland in Plat Book BDS 1 at Plat 91. Being in the 18th Election District.

Parcel ID#: 18-2019305

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

TERMS OF SALE: A deposit of \$7,000.00 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 7.50% 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 #A000560

145057

(8-10,8-17,8-24)

LEGALS

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

**R.R. NO. 87 – FINES IMPOSED BY THE BOARD: (Section 26-2802
of the Alcoholic Beverage Article)**

Pursuant to Section 26-2802 of the Alcoholic Beverages Article of the Annotated Code of Maryland, the Board of License Commissioners shall have the authority to impose fines in lieu of or in addition to suspending or revoking the alcoholic beverage license. The purpose is to facilitate the payment of fines and penalties assessed against Licensees found in violation of State and County laws and rules & regulations.

Fines issued by the Board are payable to Prince George's County within 21 days of being imposed. Upon imposition of the fine, the administrative staff will prepare and send a letter to the licensee or attorney of record indicating the fine amount and payment due date. Unpaid fines or payments made after 21 days will be assessed a late fee of \$500. In addition, the licensee will also be advised that if the fine and late fee is not paid, the matter will be presented to the Board to schedule a hearing.

At the discretion of the Board, any licensee who is unable to pay the full fine amount within 21 days of assessment, may be offered the opportunity to enter into an installment payment agreement. Unpaid fines or payments made after the due dates will incur a late fee of \$500 per installment.

145068

(8-10,8-17)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

AUGUST 22, 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.

NON-EFFECTUATION

t/a El Toro Liquors – Review of request to approve an additional one hundred eighty (180) days to effectuate the license.

TRANSFER OF LOCATION

Ashuta Tandon, Member-Manager, for a Class B+, Beer, Wine and Liquor for the use of Adelphi Liquors, LLC, t/a Adelphi Liquors, 2520 University Blvd, East, Hyattsville, 20783, transfer from Town Hall Wine and Spirits, LLC, t/a Town Hall Restaurant and Liquor, 8135 Baltimore Avenue, College Park, 20740, Ashuta Tandon, Member-Manager.

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

Sil N. Muds, Member-Manager, for a Class B(BLX), Beer, Wine and Liquor for the use of Balkonie Restaurant Group, LLC, t/a Balkonie, 6323 Greenbelt Road, Berwyn Heights, 20740.

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

Kanwal Mac Singh, Member-Manager, Mario Lara, Vice President, for a Class B(BH), Beer, Wine and Liquor for the use of MAC Hotels, LLC, t/a Sonesta Select Greenbelt College Park, 6301 Golden Triangle Drive, Greenbelt, 20770. Continued from July 25, 2023.

NEW-CLASS B, BEER AND WINE

Dilsa Rosales Moscoso, President, for a Class B, Beer and Wine for the use of El Tarro Bar & Grill, Inc., t/a El Rancharito, 6408 Kenilworth Avenue, Riverdale, 20737.

Porfirio Martinez, CEO, Juan Bares, Member/Authorized Person, for a Class B, Beer and Wine for the use of Texas Parrillada, LLC, t/a Texas Parrillada, 7400 Livingston Road, Oxon Hill, 20745.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, August 22, 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
August 2, 2023

145066 (8-10-8-17)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY J. ROBERTS A/K/A DOROTHY JUANITA DAVENPORT ROBERTS

Notice is given that Donna F. Roberts White, whose address is 4075 Coho Lane, Lake Oswego, OR 97034-8461 and S. Decarlo Gladden, whose address is 11910 Valleywood Drive, Silver Spring, MD 20902, were on July 31, 2023 appointed Co-Personal Representatives of the estate of Dorothy J. Roberts also known as Dorothy Juanita Davenport Roberts who died on July 8, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 31st day of January, 2024.

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

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

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

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

DONNA F. ROBERTS WHITE
S. DECARLO GLADDEN
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. 130082
145095 (8-10,8-17,8-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH ROBERT GREENWALD

Notice is given that Timothy Greenwald, whose address is 500 South Water St. Apt 310, Providence, RI 02903, was on June 13, 2023 appointed Personal Representative of the estate of Kenneth Robert Greenwald, who died on April 10, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 2023.

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

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

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

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

TIMOTHY GREENWALD
Personal Representative

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

Estate No. 129389
145035 (8-3,8-10,8-17)

LEGALS

William M. Gatesman
8209 Jonnie Lane
Gaithersburg, MD 20882
301-260-0095

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA CAROL BARNES

Notice is given that Marion C. Hughes, whose address is 25050 Riding Plaza, Suite 130 PMB 149, Chantilly, VA 20152, was on July 27, 2023 appointed Personal Representative of the estate of Linda Carol Barnes who died on May 23, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2024.

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

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

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

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

MARION C. HUGHES
Personal Representative

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

Estate No. 129788
145094 (8-10,8-17,8-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10306 DIABLO AVENUE
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Rodney N. Howard and Sheavaun M. Howard, dated July 14, 2005, and recorded in Liber 22998 at folio 171 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

AUGUST 22, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 19-603267)

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

145052 (8-3,8-10,8-17)

LEGALS

Joseph C. Hangarter, Esquire
Barbour & Hangarter, P.A.
105 Paul Mellon Court, Suite 18
Waldorf, MD 20602
301-392-9400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MEI KUEN LEE

Notice is given that Dicky Lee, whose address is 180 Jonathan Drive, Clearbrook, VA 22624, was on May 25, 2023 appointed Personal Representative of the estate of Mei Kuen Lee who died on February 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 25th day of November, 2023.

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

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

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

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

DICKY LEE
Personal Representative

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

Estate No. 129118
145087 (8-10,8-17,8-24)

ORDER OF PUBLICATION BY POSTING

LUCI VERONICA URRUTIA-FELIPE

Plaintiff,

vs.

TILIANO MAYEL DIAZ-VELASQUEZ

Defendant(s)

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-23-001495

ORDERED, ON THIS 3rd day of August, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, TILIANO MAYEL DIAZ-VELASQUEZ, is hereby notified that the Plaintiff, NICOLA DAVIS, has filed a MOTION FOR FACTUAL FINDINGS TO ESTABLISH ELIGIBILITY TO PETITION FOR SPECIAL IMMIGRANT JUVENILE STATUS and a VERIFIED COMPLAINT FOR CUSTODY OF A MINOR, and stating that the Defendant's last known address is ALDEA MILLA 6, MORALES, IZABAL 18004, GUATEMALA, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, TILIANO MAYEL DIAZ-VELASQUEZ, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

ORDERED, said posting to be completed by the 2nd day of September, 2023, and it is further;

ORDERED, THAT THE OPPOSING PARTY, TILIANO MAYEL DIAZ-VELASQUEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 2ND DAY OF OCTOBER, 2023, MAY RESULT IN THE PETITIONER'S REQUEST TO BE GRANTED.

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

True Copy—Test:
Mahasin El Amin, Clerk

145096 (8-10,8-17,8-24)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1558 POTOMAC HEIGHTS DRIVE UNIT 217
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of William Henry Fox, dated April 23, 2007, and recorded in Liber 27792 at folio 016 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

AUGUST 22, 2023

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% 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 # 22-601644)

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

145053 (8-3,8-10,8-17)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$805.00 due on January 1st in each and every year.

5219 FOREST PINES DRIVE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Simone B. Bledsoe, dated April 22, 2020, and recorded in Liber 43539 at folio 479 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

AUGUST 22, 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 \$40,000.00 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 # 23-600408)

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

145018 (8-3,8-10,8-17)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DESIREE MCKINNEY

Notice is given that Nekola Permenter, whose address is 419 De-lafield Place NW, Washington, DC 20011, was on June 13, 2023 appointed Personal Representative of the estate of Desiree McKinney, who died on August 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 13th day of December, 2023.

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

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

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

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

NEKOLA PERMENTER
Personal Representative

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

Estate No. 126342
145033 (8-3,8-10,8-17)

Maria Day-Marshall
6329 Joslyn Place
Cheverly, MD 20785
202-487-5024

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of the District of Columbia, Washington, DC appointed Joy Bellamy Lofton, whose address is 3487 Hunters Hill Drive, Stonecrest, Dekalb County, GA 30038, as the Personal Representative of the Estate of Veronica S. Longstreth who died on June 20, 2021 domiciled in Washington, DC.

The Maryland resident agent for service of process is Maria Day-Marshall, whose address is 6329 Joslyn Place, Cheverly, Maryland 20785.

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

PRINCE GEORGE'S COUNTY,
MARYLAND

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

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

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

JOY BELLAMY LOFTON
Foreign Personal Representative

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

Estate No. 130087
145048 (8-3,8-10,8-17)

LEGALS

NOTICE

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

vs.

Donita D. Douglas Defendant

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

CIVIL NO. C-16-CV-23-001836

ORDERED, this 21st day of July, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7002 Forbes Boulevard, Lanham, Maryland 20706 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 21st day of August, 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 August, 2023, next.

The report states the amount of sale to be \$319,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

145009 (7-27,8-3,8-10)

Linda M. Brown Esquire
14405 Laurel Place Suite 316
Laurel, Maryland 20707
240-264-6087

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL RICHARD CLARK

Notice is given that Deborah A Clark, whose address is 1121 Red Harvest Road, Gambrills, MD 21054, was on July 13, 2023 appointed Personal Representative of the estate of Michael Richard Clark, who died on May 21, 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 January, 2024.

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

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

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

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

DEBORAH A. CLARK
Personal Representative

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

Estate No. 129936
145029 (8-3,8-10,8-17)

LEGALS

Jacob Deaven, Esquire
Parker, Simon, & Kokolis, LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
301-656-5775

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANET CECELIA JONES

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850, was on April 12, 2023 appointed Personal Representative of the estate of Janet Cecilia Jones, who died on July 8, 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, 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.

THOMAS J. KOKOLIS, 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. 127161
145044 (8-3,8-10,8-17)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN FRANCES YOUNG

Notice is given that Janet Aline Young, whose address is 145 Riveroak Drive, Fayetteville, Georgia 30215, was on July 24, 2023 appointed Personal Representative of the estate of Helen Frances Young who died on April 14, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of January, 2024.

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

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

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

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

JANET ALINE YOUNG
Personal Representative

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

Estate No. 129622
145038 (8-3,8-10,8-17)

Ralph W Powers Jr.
5415 Water Street
Upper Marlboro, MD 20772
301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH FRANCIS MALLOY

Notice is given that Stephen J. Allen, whose address is 1865 N Talbott Place, Waynesboro, VA 22980, was on April 6, 2023 appointed Personal Representative of the estate of Joseph Francis Malloy who died on February 8, 2023 with a will.

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

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

STEPHEN J. ALLEN
Personal Representative

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

Estate No. 128270
145037 (8-3,8-10,8-17)

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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 8/17/2023 at 12:00PM. Unit #2251; Unit #2260; Unit #2291; Unit #3341; Unit #3342; Unit #3359; Unit #3371; Unit #3387; Unit #3623; Unit #3640; Unit #5110; Unit #5525; Unit #5597; Unit #B100; Unit #B157; Unit #B160; Unit #B245; Unit #B336; Unit #B388; Unit #B488. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

145056

(8-10)

LEGALS

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1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5508 EMERSON STREET
HYATTSVILLE, MD 20781

By authority contained in a Deed of Trust dated July 14, 2006 and recorded in Liber 26366, Folio 397, and re-recorded at Liber 43778, Folio 476 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,200.00, and an interest rate of 4.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:09 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 \$28,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al.,
Substitute Trustees

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145060

(8-10,8-17,8-24)

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LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8451 GREENBELT ROAD 101
GREENBELT, MD 20770

By authority contained in a Deed of Trust 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 interest rate of 2.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:11 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 within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459469)

Richard E. Solomon, et al.,
Substitute Trustees

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145061

(8-10,8-17,8-24)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

8104 THORNFIELD TERRACE
FORESTVILLE, MD 20747

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28076, Folio 27 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,722.80, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:13 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 \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 460019)

Richard E. Solomon, et al.,
Substitute Trustees

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145062

(8-10,8-17,8-24)

LEGALS

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1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9013 PINEHURST DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,587.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:15 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 455724)

Richard E. Solomon, et al.,
Substitute Trustees

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

3124 LAUREL AVENUE
CHEVERLY, MD 20785

By authority contained in a Deed of Trust dated April 6, 2016 and recorded in Liber 38113, Folio 643 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:17 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459782)

Richard E. Solomon, et al.,
Substitute Trustees

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www.alexcooper.com

145064

(8-10,8-17,8-24)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERSON ROAD, SUITE 301
LINTHICUM HEIGHTS, MARYLAND 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6232 JOE KLUTSCH DRIVE
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated November 19, 2018 and recorded in Liber 41610, Folio 348 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$258,137.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 29, 2023 AT 11:19 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 460041)

Richard E. Solomon, et al.,
Substitute Trustees

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145065

(8-10,8-17,8-24)

LEGALS

Jacob Deaven, Esquire
Parker, Simon, & Kokolis, LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
301-656-5775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TAKIYAH JAMILA SPRIGGS

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850, was on April 12, 2023 appointed Personal Representative of the estate of Takiyah Jamila Spriggs, who died on October 8, 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, 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.

THOMAS J. KOKOLIS, 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. 125929
145043 (8-3,8-10,8-17)

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LEGALS

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

In The Estate Of:
**CHRISTOPHER ANTHONY
BROOKS**
Estate No.: 126208

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **September 19, 2023 at 10:30 A.M.**

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

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

145080 (8-10,8-17)

Nickey Patterson, Esq.
6710 Oxon Hill Road, Suite 210
Oxon Hill, MD 20744
(202) 709-6726

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN QUIAMBAAO

Notice is given that Eva Skibicki, whose address is 48180 Fairfield Way, Lexington Park, MD 20653, was on June 2, 2023 appointed Personal Representative of the estate of Evelyn Quiambao who died on March 4, 2023 with a will.

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

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

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

EVA M SKIBICKI
Personal Representative

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

Estate No. 129304
145088 (8-10,8-17,8-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES O SIMONS

Notice is given that Mishel Charod Oliphant, whose address is 11521 Old Lottsford Road, Bowie, MD 20721, was on May 17, 2023 appointed Personal Representative of the estate of Frances O Simons who died on April 5, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of November, 2023.

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

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

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

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

MISHEL CHAROD OLIPHANT
Personal Representative

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

Estate No. 129149
145089 (8-10,8-17,8-24)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ANNETTE TOWNSEND
AKA: ANNETTE LOUISE TOWNSEND**

Notice is given that Micheryl Townsend, whose address is 4308 Allies Road, Morningside, Maryland 20746, was on July 28, 2023 appointed Personal Representative of the estate of Annette Townsend aka: Annette Louise Townsend who died on June 8, 2023 with a will.

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

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

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

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

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

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

MICHERYL TOWNSEND
Personal Representative

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

Estate No. 130064
145091 (8-10,8-17,8-24)

LEGALS

Jacob Deaven
110 North Washington Street
Suite 500
Rockville, MD 20850
301-656-5775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADA P HARRIS

Notice is given that Thomas J. Kokolis, whose address is 110 North Washington St, Suite 500, Rockville, MD 20850, was on March 17, 2023 appointed personal representative of the small estate of Ada P Harris, who died on March 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 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.

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

THOMAS J. KOKOLIS
Personal Representative

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

Estate No. 125944
145079 (8-10,8-17,8-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA E THEESEN

Notice is given that Michael T Baucum, whose address is 11620 Gilbert Ln., La Plata, MD 20646, was on July 27, 2023 appointed Personal Representative of the estate of Barbara E Theesen who died on July 8, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2024.

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

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

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

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

MICHAEL T BAUCOM
Personal Representative

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

Estate No. 130074
145092 (8-10,8-17,8-24)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH S. ROSE SR.

Notice is given that Matthew R Rose, whose address is 3030 Nicodemus Rd., Westminster, MD 21157, was on July 27, 2023 appointed Personal Representative of the estate of Kenneth S. Rose Sr. who died on June 27, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2024.

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

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

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

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

MATTHEW R. ROSE
Personal Representative

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

Estate No. 130095
145093 (8-10,8-17,8-24)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NACHESHIA ROY

Notice is given that Jasmien Roy, whose address is 2319 Lakewood Street, Suitland, MD 20746, was on July 5, 2023 appointed Personal Representative of the estate of Nacheshia Roy, who died on May 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 January, 2024.

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

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

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

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

JASMIEN ROY
Personal Representative

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

Estate No. 129643
145082 (8-10,8-17,8-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY CHRISTINE SMITH

Notice is given that Josephine A Brake, whose address is 5203 Caroline Circle, Waldorf, MD 20601, was on March 21, 2023 appointed Personal Representative of the estate of Mary Christine Smith, who died on October 1, 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.

JOSEPHINE A. BRAKE
Personal Representative

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

Estate No. 127780
145085 (8-10,8-17,8-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARIO ALBERTO GRANADOS
ALFARO**

Notice is given that Martin G. Oliverio, whose address is 14300 Gallant Fox Lane Suite 218, Bowie, MD 20715, was on May 11, 2023 appointed personal representative of the small estate of Mario Alberto Granados Alfaro, who died on February 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 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.

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

MARTIN G. OLIVERIO
Personal Representative

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

Estate No. 125879
145078 (8-10)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFRED ISIAH SCHWARTZ

Notice is given that Michael Richard Schwartz, whose address is 14401 Thorpe Lane, Upper Marlboro, MD 20772, was on July 31, 2023 appointed Personal Representative of the estate of Alfred Isaiah Schwartz who died on October 23, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of January, 2024.

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

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

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

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

MICHAEL RICHARD SCHWARTZ
Personal Representative

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

Estate No. 129476
145090 (8-10,8-17,8-24)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE STUBBS

Notice is given that Veronica Hall, whose address is 2605 Chapel Lake Dr., #413, Gambrills, MD 21054, was on September 27, 2022 appointed personal representative of the small estate of Joanne Stubbs who died on November 10, 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 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.

VERONICA HALL
Personal Representative

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

Estate No. 125178
145069 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONARD J STASCavage

Notice is given that Lisa Jackson, whose address is 3502 Morlock Lane, Bowie, MD 20715, was on September 21, 2022 appointed personal representative of the small estate of Leonard J Stascavage who died on August 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 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.

LISA JACKSON
Personal Representative

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

Estate No. 126623
145070 (8-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE HARRIS BELL

Notice is given that Eddie Bell Sr, whose address is 5522 Helmont Drive, Oxon Hill, MD 20745, was on July 26, 2022 appointed personal representative of the small estate of Lillie Harris Bell, who died on February 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 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.

EDDIE BELL 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. 125941
145073 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMMY KAYE OVERTON

Notice is given that Elaine J Overton, whose address is 10510 Jib Court, Cheltenham, MD 20623, was on July 28, 2023 appointed personal representative of the small estate of Sammy Kaye Overton, who died on July 3, 2023 without a will.

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

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

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.

ELAINE J OVERTON
Personal Representative

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

Estate No. 130061
145074 (8-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WAYNE DEO RAMSARAN

Notice is given that Marsha Gunraj, whose address is 2803 Ander Court, Bowie, MD 20716, was on July 31, 2023 appointed personal representative of the small estate of Wayne Deo Ramsaran, who died on October 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 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.

MARSHA GUNRAJ
Personal Representative

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

Estate No. 130137
145077 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ABRIA CONWAY LAYNE JR

Notice is given that Tammy Olivia Layne, whose address is 709 Quarry Ave, Capitol Heights, MD 20743, was on August 1, 2023 appointed Personal Representative of the estate of Abria Conway Layne Jr, who died on April 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 1st day of February, 2024.

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

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

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

TAMMY OLIVIA LAYNE
Personal Representative

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

Estate No. 130151
145084 (8-10,8-17,8-24)

LEGALS

STEPHANIE L. ROYAL
9841 Washington Blvd
Suite 200
Gaithersburg, MD 20878
301-275-9973

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUSSELL V MCKNIGHT

Notice is given that Vernell V McKnight, whose address is 1111 University Blvd, W. #711, Silver Spring, MD 20902, and Victoria Smith Moore, whose address is 18517 Yambrooke Place, Olney, MD 20832 were on August 1, 2023 appointed Co-Personal Representatives of the estate of Russell V McKnight, who died on June 4, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 1st day of February, 2024.

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

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

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

**VERNELL V MCKNIGHT
VICTORIA SMITH MOORE**
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. 129843
145086 (8-10,8-17,8-24)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL E ALLEYNE

Notice is given that Rhonda Y Alleyne, whose address is 7416 Hillstone Drive, Hyattsville, MD 20785, was on September 11, 2020 appointed personal representative of the small estate of Michael E Alleyne who died on August 21, 2020 with a will.

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

All persons having any objection to the appointment 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.

RHONDA Y ALLEYNE
Personal Representative

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

Estate No. 118006
145071 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES H SLAUGHTER

Notice is given that Myra F Burke Slaughter, whose address is 11210 Mary Catherine Drive, Clinton, MD 20735, was on February 23, 2022 appointed personal representative of the small estate of James H Slaughter who died on January 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.

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.

MYRA F BURKE SLAUGHTER
Personal Representative

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

Estate No. 124082
145072 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FELISA DELOISE EVERETT

Notice is given that Phillip Everett, whose address is 737 Farmington Road West, Accokeek, MD 20607, was on February 10, 2022 appointed personal representative of the small estate of Felisa Deloise Everett, who died on January 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.

PHILLIP EVERETT
Personal Representative

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

Estate No. 123772
145075 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID LEE KIM

Notice is given that Turner A. Kim, whose address is 5803 Madaket Road, Bethesda, MD 20816, was on July 13, 2023 appointed personal representative of the small estate of David Lee Kim, who died on June 14, 2023 without a will.

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

All persons having any objection to the appointment 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.

TURNER A. KIM
Personal Representative

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

Estate No. 129686
145076 (8-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSE A HERNANDEZ

Notice is given that Cecilia Y Hernandez Benavides, whose address is 3229 Cherry Mill Drive, Hyattsville, MD 20783, was on July 5, 2023 appointed Personal Representative of the estate of Jose A Hernandez, who died on September 28, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of January, 2024.

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

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

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

CECILIA Y. HERNANDEZ BENAVIDES
Personal Representative

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

Estate No. 129242
145081 (8-10,8-17,8-24)

*The Prince
George's Post*

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATTIE ANNE BALDWIN-ZANDERS

Notice is given that Monya L. Baldwin-Martin, whose address is 4104 Byers Street, Capitol Heights, MD 20743, was on July 20, 2023 appointed Personal Representative of the estate of Pattie Anne Baldwin-Zanders, who died on March 23, 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 20th day of January, 2024.

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

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

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

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

MONYA L. BALDWIN-MARTIN
Personal Representative

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

Estate No. 129848
145039 (8-3,8-10,8-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOUISE GOINS JEFFERSON

Notice is given that Pearl Murphy, whose address is 710 65th Avenue, Capitol Heights, MD 20743, was on July 12, 2023 appointed Personal Representative of the estate of Louise Goins Jefferson, who died on November 29, 2011 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of January, 2024.

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

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

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

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

PEARL MURPHY
Personal Representative

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

Estate No. 129628
145040 (8-3,8-10,8-17)

LEGALS

two properties east of the interchange between MD 4 and existing US 301 (Robert Crain Highway).

**THIS MINOR AMENDMENT DOES NOT INCLUDE A SECTIONAL
MAP AMENDMENT OR PROPOSE ANY ZONING CHANGES**

For additional information, contact
the Countywide Master Plan of Transportation Team
M-NCPPC, Prince George's County Planning Department, Countywide
Planning Division
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
email evan.tenenbaum@ppd.mncppc.org
phone number 301-780-2840

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

ATTEST:
Donna J. Brown
Clerk of the County Council

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

145051 (8-3,8-10)

COUNTY COUNCIL HEARINGS

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

****REVISED**
WEDNESDAY, SEPTEMBER 6, 2023**

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

**Notice is hereby given that on Wednesday, September 6, 2023, the
County Council of Prince George's County, Maryland, will hold the
following public hearings:**

10:00 A.M.

COUNCIL BILLS

**CB-054-2023 (DR-2) – AN ORDINANCE CONCERNING ADMINIS-
TRATION — STANDARD REVIEW PROCEDURES — SUMMARIES
OF OPPOSITION ARGUMENTS AND OBJECTIONS** for the purpose of
requiring a summary of testimony in opposition and in support of proposed
development applications, as expressed through oral or written testimony
submitted during consideration of certain development applications pur-
suant to the Zoning Ordinance.

**CB-055-2023 (DR-2) – AN ACT CONCERNING APPLICATIONS -
STANDARD REVIEW PROCEDURES - PUBLIC HEARING TESTI-
MONY** for the purpose of requiring a summary of testimony in opposition
and in support of proposed subdivision applications, as expressed through
oral or written testimony submitted during a public hearing, to be included
with the administrative record.

11:00 A.M.

COUNCIL BILLS

**CB-044-2023 (DR-2) – AN ACT CONCERNING GAS STATION PRICE
SIGNAGE** for the purpose of requiring gas stations to display the credit
card price on their signs.

**CB-048-2023 – AN ACT CONCERNING MASTER ELECTRICIAN,
JOURNEYMAN ELECTRICIAN, APPRENTICE ELECTRICIAN AND
ELECTRICAL CONTRACTOR** for the purpose of removing Master Elec-
trician, Journeyman Electrician, Apprentice Electrician, and Electrical Con-
tractor from Subtitle 2, Division 14B to be in compliance with the Maryland
Electricians Act revisions.

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

CB-065-2023 (DR-2) – AN CONCERNING UNIVERSAL DESIGN FOR

LEGALS

HOUSING for the purpose of ensuring safe and inclusive residential
dwelling options in future housing developments for all County residents,
regardless of their ability, disability or functionality in a universally designed
environment; regarding certain definitions; regarding a certain application
and certain exemptions; regarding universally designed features; regarding
universally designed features for certain types of housing construction; re-
garding the potential waiver of certain requirements by the Director of the
Department of Permitting, Inspections and Enforcement in certain instances;
regarding County amendments to applicable Codes; regarding the conflict
of laws; regarding establishing a Universal Design Implementation Work-
group by Resolution; and generally regarding Universal Design elements for
residential dwelling units.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

145102 (8-10,8-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEXTER JEROME MARSHALL

Notice is given that Shelley Mar-
shall, whose address is 3605
Gramby Street, Hyattsville, MD
20784, was on July 6, 2023 ap-
pointed Personal Representative of
the estate of Dexter Jerome Mar-
shall, who died on October 30, 2022
without a will.

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

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 Janu-
ary, 2024.

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

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

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

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

SHELLEY MARSHALL
Personal Representative

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

Estate No. 129760
145041 (8-3,8-10,8-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED F COATES
AKA: MILDRED FRANCES COATES

Notice is given that William R.
Coates, whose address is 5724
Walker Mill Road, Capitol Heights,
MD 20743, and Robert T Coates
whose address is 3315 27th Avenue,
Temple Hills, MD 20748, were on
July 24, 2023 appointed Co-Personal
Representatives of the estate of Mil-
dred F Coates AKA: Mildred Frances
Coates who died on December 22,
2022 with a will.

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

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

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

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

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

WILLIAM R. COATES
ROBERT T COATES
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. 127875
145046 (8-3,8-10,8-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PERRY SAUNDERS

Notice is given that Yolanda Y
Kendrick, whose address is 9325 Tel-
lico Place, Clinton, MD 20735, was
on April 21, 2023 appointed Personal
Representative of the estate of Perry
Saunders who died on March 22,
2023 with a will.

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

All persons having any objection
to the appointment (or to the probate
of the decedent's will) shall file
their objections with the Register of
Wills on or before the 21st day of
October, 2023.

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

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

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

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

YOLANDA Y KENDRICK
Personal Representative

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

Estate No. 128887
145042 (8-3,8-10,8-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEWART C STEVENS SR

Notice is given that Lamonte
Stevens, whose address is 12436 Old
Colony Drive, Upper Marlboro, MD
20772, was on July 7, 2023 appointed
Personal Representative of the estate
of Stewart C Stevens Sr who died on
June 17, 2023 with a will.

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

All persons having any objection
to the appointment (or to the probate
of the decedent's will) shall file
their objections with the Register of
Wills on or before the 7th day of Janu-
ary, 2024.

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

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

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

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

LAMONTE STEVENS
Personal Representative

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

Estate No. 129793
145003 (7-27,8-3,8-10)

**NOTICE OF INITIATION AND JOINT PUBLIC
HEARING**

**THE PRINCE GEORGE'S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,**

AND

**THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Pursuant to the Regional District Act within the Land Use Article, Annotated
Code of Maryland, as well as Subtitle 27 of the Prince George's County Code,
being also the Zoning Ordinance of Prince George's County, Maryland, notice
is hereby given that a joint public hearing will be held to seek public
comment and testimony concerning:

**A Minor Amendment to the 2009 Countywide Master
Plan of Transportation
(CR-072-2023)**

PUBLIC HEARING DATE/TIME: Tuesday, September 12, 2023, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative
Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo,
Maryland 20774

View virtually using the link provided
at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the
opportunity to attend and provide
public comment, either in support or
opposition, concerning the proposed
minor amendment to the 2009
*Countywide Master Plan of
Transportation*.

HOW TO PARTICIPATE:

In-Person Public Hearing- The Prince
George's County Council will meet
in-person. 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.

**Registration to speak should be com-
pleted by 3:00 p.m. on the day BEFORE
the hearing.** On-site registration is now
available; however, **advance registration
to testify is strongly encouraged.** Speak-
ers will be given 3 minutes to speak.
Written comments may be submitted
through the close of business on
Wednesday, September 27, 2023, when
the record of public hearing testimony
will close. Testimony and comments
will not be accepted via social media or
by telephone/voice mail message.
These policies are in effect until further
notice. Any future changes to them will
be communicated on the County Coun-
cil website, County Council social
media channels, via Alert Prince
George's, and will be shared with the
press via a press release.

On July 18, 2023, the Prince George's County Council, sitting as the District
Council, approved Council Resolution **CR-072-2023**, directing The Mary-
land-National Capital Park and Planning Commission to prepare a Minor
Plan Amendment for the 2009 *Countywide Master Plan of Transportation*. To
view the Council Resolution (CR-072-2023) initiating the Minor Plan
Amendment, please visit the Legislative Branch website, [https://princege-
orgescountymd.legistar.com/Legislation.aspx](https://princegeorgescountymd.legistar.com/Legislation.aspx)

The proposed Minor Amendment to the 2009 *Countywide Master Plan of
Transportation* can be viewed online at [https://www.mncppc.org/166/Plan-
ning-Department](https://www.mncppc.org/166/Plan-
ning-Department), or a physical copy is available for review on site at no
cost at the following locations:

1. Prince George's County Memorial Library System South Bowie
Branch, 15301 Hall Road, Bowie, MD 20721
2. M-NCPPC Planning Information Services, County Administration
Building, Lower Level, 14741 Governor Oden Bowie Drive, Upper
Marlboro, MD 20772: **BY APPOINTMENT ONLY** (please call 240-
545-8976 or email PPD-InfoCounter@ppd.mncppc.org in advance)

The proposed Minor Plan Amendment to the 2009 *Countywide Master Plan
of Transportation* would delete a portion of the master planned interchange
between the US 301 bypass of Upper Marlboro, a planned limited-access
freeway known as F-10, with Maryland State Highway 4 (MD 4), as it affects

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3120 COURTSIDE ROAD
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28350, Folio 353 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$697,500.00, and an interest rate of 6.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 15, 2023 AT 11:46 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 \$49,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 446882)

Richard E. Solomon, et al.,
Substitute Trustees

 **ALEX COOPER**
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144990

(7-27,8-3,8-10)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**8508 LINDENDALE DRIVE, A/K/A 8508 LIDENDALE DRIVE
LAUREL, MD 20707**

By authority contained in a Deed of Trust dated November 30, 2007 and recorded in Liber 29081, Folio 698 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$120,889.96, and an interest rate of 4.200%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 15, 2023 AT 11:50 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 \$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 within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458496)

Richard E. Solomon, et al.,
Substitute Trustees

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144992

(7-27,8-3,8-10)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3729 EDMOND WAY
BOWIE, MD 20716**

By authority contained in a Deed of Trust dated July 26, 2006 and recorded in Liber 25926, Folio 323 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,600.00, and an interest rate of 5.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 22, 2023 AT 10:25 AM**

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

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

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 418715)

Richard E. Solomon, et al.,
Substitute Trustees

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145024

(8-3,8-10,8-17)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11610 ASSYRIA STREET
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated October 30, 2017 and recorded in Liber 40290, Folio 110 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,983.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 22, 2023 AT 10:29 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458991)

Richard E. Solomon, et al.,
Substitute Trustees

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145026

(8-3,8-10,8-17)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**35 JOYCETON TERRACE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated June 15, 2016 and recorded in Liber 38393, Folio 284 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$252,200.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 15, 2023 AT 11:48 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 \$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 within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 460053)

Richard E. Solomon, et al.,
Substitute Trustees

 **ALEX COOPER**
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144991

(7-27,8-3,8-10)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4114 MARBOURNE DRIVE
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated February 8, 2008 and recorded in Liber 29370, Folio 290 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on June 28, 2017, in the Land Records of Prince George's County at Liber No. 39787, Folio 92, with an original principal balance of \$225,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **AUGUST 22, 2023 AT 10:27 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 452501)

Richard E. Solomon, et al.,
Substitute Trustees

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