

LEGALS

PUBLIC NOTICE
30-DAY COMMENT PERIODDRAFT SUBSTANTIAL AMENDMENT
TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2024 ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2024 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on October 28, 2023. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 500, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or can be mailed upon request by contacting DHCD at 301-883-5540 or 301-883-5570.

The purpose of this Substantial Amendment to the FY 2024 Annual Action Plan is to include new Community Development Block Grant ("CDBG") Program activities for Program Year (PY) 48R.

Proposed CDBG – funded projects:

Affordable Housing	\$ 630,000.00
Economic Development	\$ 100,000.00
Public Facilities & Infrastructure	\$ 290,000.00
Total:	\$1,020,000.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 500, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-5540 or 301-883-5570, TDD 301-883-5428.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
Date: September 28, 2023

145541 (9-28)

COUNTY COUNCIL HEARINGS

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

TUESDAY, OCTOBER 17, 2023
COUNCIL HEARING ROOM

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 17, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-076-2023 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (MARCH 2023 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
Blue Pains				
23/BP-01 National Harmony Office Building	Two office buildings encompassing 12,000 SF of floor area. 66 E-1; Part of Lot 1	2.00 of 142.86 RSF-95	6	4/3
District 5				
Western Branch				
23/W-01 Upper Marlboro Westphalia	A warehouse and an office building encompassing 3,500 SF of floor area. 90 C-1; Parcels 101 & 102	4.12 IE	5	4/3
District 6				
Piscataway				
23/P-01 Moores Road Subdivision	Two single family detached residences with a minimum 4,108 SF of livable space; requesting to develop on interim septic systems in a publicly designated category. 134 E-4; Parcel 152	3.00 RR	5	Waiver to use Interim Septic System
District 9				
23/P-02 Junica Brandywine Village	301 multifamily residential units with a minimum 825 SF of floor area. 144 E/F-2; Parcels 47, 64, 92 & 186	9.00 CGO	5	4
District 9				
Mattawoman				
22/M-01 13311 Old Indian Head Road	One single family detached residence consisting of 4,000 SF of livable space; requesting to develop on an interim septic system in a publicly designated category. 145 F-2; Parcel 24	5.00 RR	5	Waiver to use an Interim Septic System
District 9				
23/M-02 17020 Indian Head Highway	One single family detached residence consisting of 3,500 SF of livable space. 161 B-3; Parcel 59	3.12 RR	5	3
District 9				
Countywide Redesignations/Map Amendments/Water/Sewer Connection Confirmations				
District 8	Old Fort Road		5	3
District 8	Gibbons Drive/Oaklawn Road		5	3
Category 3 – Community System Category 4 – Community System Adequate for Development Planning Category 5 – Future Community System Category 6 – Individual System				

The Prince George's County Council will meet in-person. To register to

LEGALS

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

145540 (9-28,10-5)

AVISO PÚBLICO

PERIODO DE 30 DÍAS PARA HACER COMENTARIOS

PROYECTO DE ENMIENDAS RELEVANTES

AL
PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL 2024 DEL
CONDADO DE PRINCE GEORGE
PARA
EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO
COMUNITARIO

El Proyecto de Enmiendas Relevantes al Plan de Acción Anual (AAP, en inglés) del año fiscal 2024 del condado de Prince George para el Departamento de Vivienda y Desarrollo Comunitario ya está abierto a comentarios públicos durante un periodo de 30 días. El periodo para hacer comentarios públicos finalizará el 28 de octubre de 2023. Puede obtenerse una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), en 9200 Basil Court, Suite 500, Largo, Maryland 20774, en la página web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o bien, puede solicitarse por correo poniéndose en contacto con el DHCD llamando a los teléfonos 301-883-5540 o 301-883-5570.

El propósito de estas enmiendas relevantes al Plan de Acción Anual del año fiscal 2024 es el de incluir nuevas actividades del Programa de Subsidio en Bloque para el Desarrollo Comunitario (CDBG, en inglés) para el año del programa 48R.

Proyectos propuestos financiados por el CDBG:

Vivienda asequible	\$ 630,000.00
Desarrollo económico	\$ 100,000.00
Instalaciones e infraestructuras públicas	\$ 290,000.00
Total:	\$1,020,000.00

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, en 9200 Basil Court, Suite 500, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant, SEGrant@co.pg.md.us.

Para más información, póngase en contacto con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) llamando al 301-883-5540 o 301-883-5570, TDD 301-883-5428.

El condado de Prince George promueve de manera afirmativa la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacionalidad, discapacidad o situación familiar en la admisión o el acceso a las prestaciones de los programas o actividades.

Por la autoridad de:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 500
Largo, Maryland 20774
Fecha: 28 de septiembre de 2023

145542 (9-28)

LEGALS

Jose Campos
2122 University Blvd West
Wheaton, MD 20902
(240) 257-2156

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAMON NAVIDAD

Notice is given that Carlos Orlando Navidad, whose address is 5513 39th St., NW, Washington, DC 20015, was on August 24, 2023 appointed Personal Representative of the estate of Ramon Navidad who died on May 9, 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 24th 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.

CARLOS ORLANDO NAVIDAD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129754

145421 (9-14,9-21,9-28)

NEIL J BLOOM
405 E JOPPA ROAD, STE 200
TOWSON, MD 21286
443-632-9060

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY ANN WATSON

Notice is given that Tiffany Clark, whose address is 9618 Glenkirk Way, Bowie, MD 20721, was on September 8, 2023 appointed Personal Representative of the estate of Dorothy Ann Watson who died on August 3, 2023 without a will.

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

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

TIFFANY 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. 130594

145491 (9-21,9-28,10-5)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH SWITZER PEARL

Notice is given that Lisa Arrington, whose address is 2 Bolling Lane, Bethesda, MD 20817, was on November 30, 2022 appointed Personal Representative of the estate of Ruth Switzer Pearl who died on October 6, 2022 with a will.

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

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

LISA ARRINGTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127253
145420 (9-14,9-21,9-28)

LEGALS

Karen M. Selby, Esq.
3261 Old Washington Road
Suite 2020
Waldorf, MD 20602

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ANNE ALEXANDER
a/k/a Barbara Anne Lyles
aka Barbara Anne Alexander Lyles
aka Barbara Lyles

Notice is given that Frederick A. Lyles, Sr., whose address is 9405 Blanchard Drive, Fort Washington, MD 20744, was on June 26, 2023 appointed Personal Representative of the estate of Barbara Anne Alexander who died on January 31, 2023 with a will.

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

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

FREDERICK A. LYLES, 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. 129415
145422 (9-14,9-21,9-28)

Sharon L. Tasman, Esq.
Health & Technology Law Firm,
LLC d/b/a HTBiz Law
11810 Grand Park Avenue, Suite 500
North Bethesda, MD 20852
(301) 664-4641

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH NORMAN SWAB

Notice is given that Dr. Andreas Geoffrey Swab, whose address is 13624 Early Light Lane, Silver Spring, MD 20906 and Alexander Michael Swab, whose address is 5196 NW 74 Manor, Coconut Creek, FL 33073, were on July 21, 2023 appointed Co-Personal Representatives of the estate of Joseph Norman Swab who died on July 2, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 21st 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.

ALEXANDER MICHAEL SWAB
DR. ANDREAS GEOFFREY SWAB
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. 126057
145487 (9-21,9-28,10-5)

LEGALS

Victor A Lembo
Stouffer Legal
658 Kenilworth Dr, Suite 203
Towson, MD 21214
(443) 470-3599

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRSTO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNEST FRANCIS JOHNSON
JR

Notice is given that James Johnson, whose address is 3632 Sussex Road, Pikesville, MD 21207, was on August 8, 2023 appointed Personal Representative of the estate of Ernest Francis Johnson Jr who died on February 15, 2023 with a will.

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

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

JAMES JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129312
145423 (9-14,9-21,9-28)

LEGALS

Town of Colmar Manor
Request for Proposals
Street Improvement Project
Bid 2019-100

The Town of Colmar Manor is accepting sealed bids from qualified companies to perform asphalt, curb, gutter and sidewalk repair work within the corporate limits of the Town of Colmar Manor. Complete bid specifications can be obtained by contacting the Town offices at 301-277-4920. A pre-bid meeting will take place on March 6, 2019 at 10 a.m. Bids must be received by March 13, 2019 at 10 a.m. to be considered. EOE.

145532

(9-28)

LEGALS

Janelle Ryan-Colbert, Esq.
3060 Mitchellville Rd., Ste. 218
Bowie, MD 20716
301-576-6200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHNNY L. MCDUFFIE

Notice is given that Georgia McDuffie, whose address is 4267 Southern Ave, Capitol Heights, MD 20743, was on September 1, 2023 appointed Personal Representative of the estate of Johnny L. McDuffie who died on May 18, 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 March, 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.

GEORGIA MCDUFFIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130316
145424 (9-14,9-21,9-28)

Richard M McGill
PO Box 358
Upper Marlboro, MD 20773
301-627-5222

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERON LIVINGSTON COLEMAN

Notice is given that Ziyacdash Atkinson Coleman, whose address is 330 Jamaica Cove SW, Marietta, GA 30008, was on July 20, 2023 appointed Personal Representative of the estate of Eron Livingston Coleman who died on April 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 (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.

ZIYACDAH ATKINSON COLEMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130010
145425 (9-14,9-21,9-28)

LEGALS

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WINSTON JOSEPH HILL SR

Notice is given that Michael Francis Hill, whose address is 942 Copper Beech Lane, Wake Forest, NC 27587, was on June 27, 2023 appointed Personal Representative of the estate of Winston Joseph Hill Sr, 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 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 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.

MICHAEL FRANCIS HILL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129636
145485 (9-21,9-28,10-5)

LEGALS

ORDER OF PUBLICATION

Sylvia Bradley Plaintiff

Jonah R. Birnbaum

Prince George's County, Maryland
Serve: Rhonda L. Weaver, County Attorney

and

all other persons having or claiming to have an interest in the lot, piece or parcel of land situated in Election District No. 14, containing 7,500 Sq. Ft., more or less, known and designated as 0 6th Str. Bowie, MD 20720 ("The Property") described in the certificate of sale conveyed from Prince George's County Director of Finance to Sylvia Bradley, dated May 9, 2022.

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

Civil Case No.
C-16-CV-23-002497

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situated in Election District 14, Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

All that parcel of land situated in Election District No. 14, containing 7,500 Sq. Ft., more or less, known and designated as Bowie Lot 36, 37 and 38, Block 25, 0 6th Street Bowie, MD 20720, Lib. No. 38777, Folio No. 394, and described in the Certificate of Tax Sale.

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

It is thereupon this 19th day of September, 2023, by the Circuit Court for Prince George's County, Maryland;

ORDERED, that notice be given by the insertion of a copy of this Order in a some newspaper having a general circulation in Prince George's County, once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of November, 2023 and redeem the property described above and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
145505 (9-28,10-5,10-12)

Serving
Prince George's
County Since 1932

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA MIRIAM LEE

Notice is given that Lawrence D. Lee III, whose address is 7506 Goldfinch Court, Glen Burnie, MD 21060, was on September 12, 2023 appointed Personal Representative of the estate of Brenda Miriam Lee, who died on July 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 12th day of March, 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.

LAWRENCE D. LEE III
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130632
145489 (9-21,9-28,10-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAMELA TAYLOR TYSON

Notice is given that Omari Brooks, whose address is 600 Farragut Street NW, Washington, DC 20011, was on August 15, 2023 appointed Personal Representative of the estate of Pamela Taylor Tyson who died on October 3, 2022 with a will.

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

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

OMARI BROOKS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128957
145429 (9-14,9-21,9-28)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ALEXIA WRIGHT
Estate No.: 124986

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 **October 23, 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

145519 (9-28,10-5)

LEGALS

GINA D. SHAFFER, ESQ.
836 S MAIN STREET, STE. 101
BEL AIR, MD 21014
(410) 420-7992

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE M SZULIST

Notice is given that Harry Lindsley, whose address is 32967 Lighthouse Road, Unit 3, Selbyville, DE 19975, was on August 18, 2023 appointed Personal Representative of the estate of Alice M Szulist who died on April 5, 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 18th 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.

HARRY LINDSLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130044
145486 (9-21,9-28,10-5)

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before October 15, 2023 unless otherwise noted in the Public Notice.

Prince George's County

JIM DOUGLAS - 23-NT-0129/202360729
RICHIE WALKER, LLC 3729 Brightseat Road, Landover, MD 20785 has applied to construct a warehouse/steel shop with associated utilities. This project will permanently impact 13,246 square feet of the 100-year floodplain and temporarily impact 1,626 square feet of the 100-year floodplain. The project is proposed on Southwest Branch (Use I). 8401 Walker Mill Road, Capitol Heights, MD 20743. Written comments, requests for a public informational hearing and requests to be included on the interested persons list may be sent by October 15, 2023, to the Maryland Department of the Environment, Attn: Ryan Din, 1800 Washington Boulevard, Baltimore, MD 21230 or at r.yan.din@maryland.gov or ryan.din@maryland.gov* or 410-537-4247. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.173.04 for information regarding the application process.

145503 (9-28)

The Saint Yves Law Firm
Marie-Yves N. Jean-Baptiste, Esq., LL.M.
600 Washington Ave. #201
Towson, MD 21204
443-707-8692

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT BERKHEIMER

Notice is given that Clifford Berkheimer, whose address is 1512 Hollingshed Rd, Irmo, SC 29063, was on September 11, 2023 appointed Personal Representative of the estate of Robert Berkheimer who died on August 22, 2007 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 11th day of March, 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.

CLIFFORD BERKHEIMER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129632
145488 (9-21,9-28,10-5)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAY C BROWN

Notice is given that Metrica Brown, whose address is 6812 Brown Wood Road, Upper Marlboro, MD 20772, was on August 30, 2023 appointed Personal Representative of the estate of May C Brown who died on May 29, 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 29th 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.

METRICA BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129887
145431 (9-14,9-21,9-28)

The Prince
George's Post
Serving
Prince George's
County
301.627.0900

LEGALS

LEGAL NOTICE CITY OF BOWIE, MD

Emergency Ordinance O-11-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024, As Embodied in Ordinance O-5-23, to Appropriate Funds for the Following Projects and Purchases: an Additional \$28,100 for an Aerial Lift Truck for Parks and Grounds; an Additional \$28,400 for Upfitting of Thirteen (13) Replacement Police Vehicles; an Additional \$100,800 for Automated Speed Camera Program Services; and to Appropriate \$162,200 for the Well #5 Equipment Purchase.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 18, 2023.

Alfred D. Lott
City Manager

145502 (9-28)

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

**11301 WYCOMBE PARK LANE
 GLENN DALE, MD 20769**

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$571,200.00, 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 **OCTOBER 3, 2023 AT 11:28 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$31,000.00 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 #: 455929)

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

Richard E. Solomon, et al.,
 Substitute Trustees

ALEX COOPER
auctioneers

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

145391 (9-14,9-21,9-28)

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

**5924 BEACON HILL PLACE
 CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated August 30, 2019 and recorded in Liber 42554, Folio 224 among the Land Records of Prince George’s County, Maryland modified by Loan Modification Agreement recorded on November 30, 2021, in the Land Records of Prince George’s County at Liber No. 46652, Folio 57, with an original principal balance of \$227,411.00, 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 **OCTOBER 3, 2023 AT 11:30 AM**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$18,000.00 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 #: 460103)

Richard E. Solomon, et al.,
 Substitute Trustees

ALEX COOPER
auctioneers

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

145396 (9-14,9-21,9-28)

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

**4718 ENGLISH COURT
 SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, 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 **OCTOBER 3, 2023 AT 11:32 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George’s County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 #: 454612)

Richard E. Solomon, et al.,
 Substitute Trustees

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auctioneers

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145397 (9-14,9-21,9-28)

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

**4848 66TH AVENUE
 HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated October 16, 2007 and recorded in Liber 29029, Folio 261 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$50,000.00, and an interest rate of 6.375%, 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 **OCTOBER 17, 2023 AT 11:44 AM**

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

Terms of Sale: The property will be sold “as is” and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 422098)

Richard E. Solomon, et al.,
 Substitute Trustees

ALEX COOPER
auctioneers

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 www.alexcooper.com

145506 (9-28,10-5,10-12)

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

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

By authority contained in a Deed of Trust dated September 27, 2013 and recorded in Liber 35316, Folio 571 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$230,769.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **OCTOBER 17, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any 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 #: 454635)

Richard E. Solomon, et al.,
 Substitute Trustees

ALEX COOPER
auctioneers

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

145507 (9-28,10-5,10-12)

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

**6607 DANDEE LANE
 BOWIE, MD 20720**

By authority contained in a Deed of Trust dated March 29, 2005 and recorded in Liber 22047, Folio 351 among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$399,000.00, and an interest rate of 4.625%, 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 **OCTOBER 17, 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 \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 424436)

Richard E. Solomon, et al.,
 Substitute Trustees

ALEX COOPER
auctioneers

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

145508 (9-28,10-5,10-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KOOK HEE SHIN

Notice is given that Candy Shin, whose address is 1530 Key Blvd, #1221, Arlington, VA 22209, was on September 15, 2023 appointed Personal Representative of the estate of Kook Hee Shin who died on August 9, 2023 with a will.

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

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

CANDY SHIN
Personal Representative

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

Estate No. 130679
145529 (9-28,10-5,10-12)

NOTICE

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

Ngaoan Le
AND
Hanh T. Nguyen
8002 Powhatan Street
New Carrollton, MD 20784
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF19-35209**

Notice is hereby given this 20th day of September, 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 20th day of October, 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 20th day of October, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$418,300.35. The property sold herein is known as 8002 Powhatan Street, New Carrollton, MD 20784.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145511 (9-28,10-5,10-12)

NOTICE

JEREMY K. FISHMAN, et al.
Substitute Trustees
vs.
Estate of Sharon E. Stephens
Personal Rep. Sheila McConnell
7860 Lakecrest Drive
Greenbelt, MD 20770
Defendant(s)

**In the Circuit Court for Prince
George's County, Maryland
Civil Action No.
CAEF22-02191**

Notice is hereby given this 8th day of September, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7860 Lakecrest Drive, Greenbelt, MD 20770, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of October, 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 9th day of October, 2023, next.

The Report of Sale states the amount of the sale to be One Hundred Eighty One Thousand Seven Hundred Forty Dollars (\$181,740.00).

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Md.
True Copy—Test:
Mahasin El Amin, Clerk
145456 (9-21,9-28,10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE J SCOTT

Notice is given that James K Davis, whose address is 10905 Fort Washington Road Suite 201, Fort Washington, MD 20744, was on August 31, 2023 appointed Personal Representative of the estate of Joanne J Scott who died on September 5, 2022 with a will.

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

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

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

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

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

JAMES K DAVIS
Personal Representative

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

Estate No. 126454
145531 (9-28,10-5,10-12)

LEGALS

NOTICE

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

Aprile Porter, Personal
Representative for the Estate of
Robert Porter
5508 Danby Avenue
Oxon Hill, MD 20745
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002414**

Notice is hereby given this 20th day of September, 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 20th day of October, 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 20th day of October, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$279,000.00. The property sold herein is known as 5508 Danby Avenue, Oxon Hill, MD 20745.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145510 (9-28,10-5,10-12)

NOTICE

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

Taurus L. Wilson
7204 Joplin Street
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002412**

Notice is hereby given this 20th day of September, 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 20th day of October, 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 20th day of October, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$218,257.89. The property sold herein is known as 7204 Joplin Street, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145512 (9-28,10-5,10-12)

LEGALS

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners**

(Liquor Control Board)

REGULAR SESSION

OCTOBER 11, 2023

- t/a Lim's Liquor Store, Kyuwoon Suh, President, Class A, Beer, Wine and Liquor, CHK Liquors, Inc., 2117 University Blvd., Hyattsville, 20783. – Request for a Special Sunday Sales Permit. Represented by Jay S. Yoo, Esquire.
- t/a El Chaparral, Maria Delgado, Member, Luis Ponce, Member, Class B, Beer, Wine and Liquor, El Chaparral, LLC, 15101 Baltimore Avenue, Suite 110, Laurel, 20707. – Request for a Special Entertainment Permit.
- t/a Blue Waters Caribbean and Seafood Grill, LaVerne Tinsley, President, Class B, Beer, Wine and Liquor, Blue Waters Restaurants, Inc., 6349 Old Branch Avenue, Temple Hills, 20748. – Request for a Special Entertainment Permit.

- t/a Remington's Restaurant of Beltsville, Meral Kantar, Member, Selim Kantar, Managing Member, Class B(R), Beer, Wine and Liquor, REM Beltsville, LLC, 11500 Baltimore Avenue, Beltsville, 20705. – Request for a Special Entertainment Permit.

- Andrew Wiley, President, t/a Baden Grocery, 16709 Brandywine Road, Brandywine, MD 20613, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of R.R. NO. 6 – Drinking or Possession of Alcoholic Beverages not Authorized Under License and R.R. NO. 11 – Purchases, by Authorized Retailer of the Rules and Regulations for Prince George's County. To wit; on Thursday, August 24, 2023, at approximately 3:30PM, Inspector Pascual entered Baden Grocery located at 16709 Brandywine Road, Brandywine MD 20613, and observed 5 bottles of wine containing 16% of alcohol which for this license is only authorized to sell 15.5% or lower. Additionally, no invoices were provided as evidence of any purchase for the alcohol. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Angel O. Canales, President, Secretary, Treasurer, t/a Pop's Seafood, 7437 Annapolis Road, Landover, Maryland 20706, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law of the Rules and Regulations for Prince George's County. To wit; on Saturday, August 26, 2023, at approximately 2:35am, Inspector Pascual, entered Pop's Seafood located at, 7437 Annapolis Road, Landover MD 20785. While conducting Entertainment Inspections, he noticed 40 people inside drinking alcoholic beverages. The establishment should have closed at 2:00am and no patrons should have been drinking alcoholic beverages. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Moises Juan Ramirez, President, t/a Mexico Lindo Restaurant of Maryland, 5652 Annapolis Road, Bladensburg, Maryland 20720, Class B(R), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law and RR #32 Inspections: (Uncooperative) All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners of the Rules and Regulations for Prince George's County. To wit; on Saturday, August 26, 2023, at approximately 3:23am, Inspector Pascual, entered Mexico Lindo Restaurant of Maryland located at, 5651 Annapolis Road, Bladensburg MD 20710. While conducting Entertainment Inspections, he noticed 20 people inside drinking alcoholic beverages. The establishment should have closed at 3:00am and no patrons should have been drinking alcoholic beverages. Inspector Pascual asked the manager his name and to sign the violation report. The manager refused to sign the report and also, he refused to provide his name. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Derrick Williams, Owner, t/a Infuse Restaurant, 6339 Allentown Road, Unit A, Temple Hills, Maryland 20748, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 26-1903 a licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit; on Friday, August 25, 2023, at approximately 11:20pm, Inspectors Price and Hamilton, entered the Infuse Restaurant located at, 6336 Allentown Road, Temple Hills MD 20748. While conducting Entertainment Inspections, they noticed two gentlemen DJing behind a stand and speaking through a microphone which is considered changing the mode of operation because the establishment does not have an Entertainment Permit. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Tajadeen Adubakar, Owner, t/a Tempoo Restaurant, 9424 Annapolis Road, Lanham, Maryland 20706, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit; on Saturday, August 26, 2023, at approximately 3:05am, Inspector Pascual, entered Tempoo Restaurant located at, 9424 Annapolis Road, Lanham MD 20706. While conducting Entertainment Inspections, he noticed 50 people inside drinking, dancing, and a live DJ playing music, which is considered changing the mode of operation because the establishment does not have an Entertainment Permit. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Samuel Umanzor, President, Secretary, Treasurer, 4400 Rhode Island Avenue N. Brentwood, Maryland 20722, Class B(AE), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of 26-1903, a licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit; On Friday, August 4, 2023, at approximately 11:24pm, Inspectors Farmer-Johnson and Clinkscale, entered Pollo Sabroso, located at, 4400 Rhode Island Avenue, N. Brentwood MD 20722. While conducting Entertainment Inspections, they noticed two DJs at a DJ table playing music, which is considered changing the mode of operation because the establishment does not have an Entertainment Permit. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Jemima B. Ablorh, Member, t/a Aroma Ultra Restaurant Lounge, 4000 Town Center Blvd Bowie, Maryland 20716. Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of for an For non-payment of fines related to violation of R.R. NO 7 – Consumption of Bottle Goods on the Licensed Premises and R.R. NO 37 – Alterations and Additions of the Rules and Regulations of Prince George's County. To wit; on Friday, February 3, 2023, at approximately 10:15 pm, Inspectors North and Clinkscale arrived at 4000 Town Center Blvd, Bowie MD 20716 to conduct an undercover operation and found that the establishment was having entertainment without an approved Board of License Commissioners Special Entertainment Permit. Additionally, on Saturday, February 18, 2023, at approximately 12:56 am, during another undercover operation, Inspector North observed waitresses serving bottle service of (Hennessy VSOP and Casamigos Tequila) to customers tables. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Manuel Sanchez, Member, Diego Sanchez, Member, t/a Burgerfi, 161 Fleet Street Suite K1-9 National Harbor, Maryland 20045, Class D(NH), Beer and Wine, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 Selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1, Sales to a minor, of the Rules and Regulations for Prince George's County. To wit; on May 26, 2023, at approximately 7:16 p.m., a male underage Cadet, (Wright) 20-years old and Officer Hill from the Prince George's County Police Department entered BurgerFi, located at, 161 Fleet Street, Oxon Hill Maryland 20745. The operative ordered one (1) 16-ounce cup of Yuengling and the server did not check for ID and placed the 16-ounce cup of Yuengling in front of the minor operative. Furthermore, the licensee was previously found in violation of: RR #17 Beverages from Faucets, Spigots and Labeling. (11/14/2022). The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

- Manuel Sanchez, Member, Diego Sanchez, Member, t/a Burgerfi, 161 Fleet Street Suite K1-9 National Harbor, Maryland 20045, Class D(NH), Beer and Wine, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 Selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1, Sales to a minor, of the Rules and Regulations for Prince George's County. To wit; on May 26, 2023, at

LEGALS

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 21, 2023

145533 (9-28,10-5)

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, October 11, 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.myppgc.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
September 21, 2023

145533 (9-28,10-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OSCAR SUMMERS STOTTS

Notice is given that Dennis Stotts, whose address is 12538 Cerromar Place, Fairfax, VA 22030, was on August 31, 2023 appointed Personal Representative of the estate of Oscar Summers Stotts who died on August 3, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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.

DENNIS STOTTS
Personal Representative

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

Estate No. 130489
145438 (9-14,9-21,9-28)

LEGALS

ORDER OF PUBLICATION

NAR Solutions, Inc
Plaintiff
vs.

Valencia Richardson;
Huntcrest Condominium Council of
Co-Owners, Inc.;

And

All other persons having or claiming to have an interest in property described as 3120 Brinkley Rd., Unit 3-204 Temple Hills, MD 20748, and more fully described in Liber 34410 Page 00227 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$73000; and Assessed to: Valencia Richardson; Property ID: 12-1333145,
Defendants

**In the Circuit Court for
Prince George's County, Maryland
Civil Action No.
C-16-CV-23-004214**

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

Property described as 3120 Brinkley Rd., Unit 3-204 Temple Hills, MD 20748, and more fully described in Liber 34410 Page 00227 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$73000; and Assessed to: Valencia Richardson; Property ID: 12-1333145.

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

(6) months from the date of sale has expired.

It is thereupon this 18th day of September, 2023, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before October 18th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 21st day of November, 2023 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
145498 (9-28,10-5,10-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WINIFRED E STANFORD

Notice is given that Jean Miller, whose address is 923 Lakeshore Drive, Bowie, MD 20721 and Rosa Overby, whose address is 5118 Armand Ave, Camp Springs, MD 20746, were on June 27, 2023 appointed Co-Personal Representatives of the estate of Winifred E Stanford who died on March 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 27th day of December, 2023.

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

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

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

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

JEAN MILLER
ROSA OVERBY
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. 129551
145430 (9-14,9-21,9-28)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH SUTTON SANDERS

Notice is given that Wilma Hutchins, whose address is 5778 Boldt Drive, LaGrange, NC 28551, was on August 25, 2023 appointed Personal Representative of the estate of Elizabeth Sutton Sanders who died on June 16, 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 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, 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.

WILMA HUTCHINS
Personal Representative

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

Estate No. 130444
145435 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIE B JACKSON

Notice is given that Judith A Jackson-Carr, whose address is 8806 Jolly Drive, Fort Washington, MD 20744, was on September 1, 2023 appointed Personal Representative of the estate of Marie B Jackson who died on July 18, 2022 with a will.

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

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

JUDITH A JACKSON-CARR
Personal Representative

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

Estate No. 130535
145432 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINH T KHUU

Notice is given that Diane Khuu, whose address is 401 East Shaw Avenue, Silver Spring, MD 20904, was on September 1, 2023 appointed Personal Representative of the estate of Linh T Khuu who died on July 21, 2023 with a will.

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

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

DIANE KHUU
Personal Representative

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

Estate No. 130530
145433 (9-14,9-21,9-28)

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

1997 HONDA	ACCORD	1HGCD7265VA008500
2000 LINCOLN	TOWN CAR	1LNHM82WXY895948
2006 NISSAN	MURANO	VA TUU9584 JN8AZ08W16W549025
1993 LEXUS	DELL	MD 1DT0849 JT8UF11EXP0161819
1995 CHEVROLET	S-10 PICK UP	MD 5370Z2 1GCGS1943SK228682
2008 HONDA	ACCORD	1HGCP26318A111881
2002 JAGUAR	S TYPE	MD MYD127 SAJDA03N52FM30341
1988 CHEVROLET	BEAUVILLE	VA 3697AV 2GAGG35K1J4123177
1991 BMW	750IL	DE 843481 WBAGC831MDC78731
2009 TOYOTA	CAMRY	FL DSY578 4T1BE46K29U321680
1998 FORD	F150	1FTZX17W4WNC01267

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

2001 NISSAN	JUKE	JN8AF5MV3BT025938
1999 TOYOTA	RAV4	MD 7FF8479 JT3XP10VXX0016877

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

2015 HYUNDAI	SONATA	OH 001A7LL	5NPE34AF3FH110642
145535			(9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY DUMOND

Notice is given that Jason Dumond, whose address is 7565 Saw Mill Road, Lusby, Maryland 20657, was on August 30, 2023 appointed Personal Representative of the estate of Mary Dumond who died on June 29, 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 29th 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.

JASON DUMOND
Personal Representative

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

Estate No. 130437
145434 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHEILA FORBES

Notice is given that Asiah Forbes, whose address is 7036 Palamar Terrace, Lanham, MD 20706, was on August 2, 2023 appointed Personal Representative of the estate of Sheila Forbes who died on March 18, 2023 without a will.

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

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

ASHIAH FORBES
Personal Representative

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

Estate No. 129877
145439 (9-14,9-21,9-28)

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: **10/12/2023.**

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

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

2020 HONDA	CIVIC	MD 8ES1963	2HGFC2F86LH503589
2021 TOYOTA	COROLLA	VA UJP1213	5YFEPMAE5MP250820

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

2013 CHEVROLET	CRUZE	1G1PC58B2D7313929
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**METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400**

2011 CHEVROLET	CAMARO	VA TT84519	2G1FK1EJ4B9113057
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145534 (9-28)

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: **10/13/2023.**

Please contact the Revenue Authority of Prince George's County at: 301-685-5358.

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

2002 ACURA	RSX	MD 1Z3312	JH4DC54892C040177
2006 TOYOTA	SCION XA	MD 3DW2518	JTKKT624460132103
2016 CHEVROLET	COLORADO	1GCGTCE3XG1172972	
2011 NISSAN	ROGUE	MD 3CP8064	JN8AS5MVXBW665560
2014 HONDA	CIVIC	CA 7RIP129	19XFB2F91EE263392
2003 MERCEDES	CLK230	VA DEX77	WDBTJ65J43F013106
	-BENZ		
2004 FORD	F150	FL 46DIDH	1FTPX12544NA60333
2007 TOYOTA	TUNDRA	DC GN1820	5TBBT541175453057
2003 ACURA	RSX	JH4DC53093C005555	
1998 FORD	E-350	MD 1FL9877	1FBSS31L8WHA98223
2012 INFINITI	G37	OR TN04482	JN1CV6AR4CM671976
2003 VOLKSWAGEN	JETTA	VA VYL5922	3VVSK69M83M069352

**CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670**

2004 JEEP	CHEROKEE	VA TYH3630	1J4GW48N74C174327
2009 CHEVROLET	HHR	VA TRX9927	3GNCA63X49S553415
2005 CHEVROLET	TRAILBLAZER	MD 7EM7870	1GNET165756146225
1996 CHEVROLET	CAMARO	VA UMP9279	2G1FP32K1T12120830
2017 HYUNDAI	ELANTRA	DC JF1361	5NPD74LF1HH199837

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VADIS J NIPPER

Notice is given that Patrick Nipper, whose address is 3306 Clavier Place, Clinton, MD 20735, was on August 31, 2023 appointed Personal Representative of the estate of Vadis J Nipper 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 29th 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.

PATRICK NIPPER
Personal Representative

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

Estate No. 129119
145436 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CYNTHIA DENISE LESTER

Notice is given that Kivana Bowen, whose address is 4701 Snowflower Blvd, Oxon Hill, MD 20745, was on September 6, 2023 appointed Personal Representative of the estate of Cynthia Denise Lester who died on March 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 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 March, 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.

KIYANA BOWEN
Personal Representative

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

Estate No. 130565
145437 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELMORE ADAMS

Notice is given that Charlene S Adams, whose address is 4403 Havelock Road, Lanham, MD 20706, was on August 2, 2023 appointed Personal Representative of the estate of Elmore Adams who died on May 29, 2023 without a will.

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

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

CHARLENE S ADAMS
Personal Representative

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

Estate No. 129488
145440 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGINIA ALMA LOUIS

Notice is given that Martin G Oliverio, whose address is 14300 Gallant Fox Ln 218, Bowie, MD 20715, was on September 5, 2023 appointed Personal Representative of the estate of Virginia Alma Louis who died on July 8, 2022 without a will.

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

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

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. 125926
145441 (9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD EDWARD SPIES

Notice is given that Kurt Jeffrey Spies, whose address is 518 Latane Drive, Colonial Beach, VA 22443, was on August 1, 2023 appointed Personal Representative of the estate of Richard Edward Spies who died on May 22, 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 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.

KURT JEFFREY SPIES
Personal Representative

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

Estate No. 129687
145427 (9-14,9-21,9-28)

NOTICE

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

vs. Plaintiffs

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DAWN M FELIX
AKA: DAWN MARILYN FELIX**

Notice is given that Carl Anthony Roberson, Jr, whose address is 7255 South Ora Court, Greenbelt, MD 20770, was on July 28, 2023 appointed Personal Representative of the estate of Dawn M Felix aka: Dawn Marilyn Felix, who died on July 7, 2023 with a will.

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

CARL ANTHONY ROBERSON, JR
Personal Representative

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

Estate No. 130072
145481 (9-21,9-28,10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**GERALDINE GREVIOUS
WOOTEN**

Notice is given that Yvette Jules, whose address is 7905 Winterwood Place, Greenbelt, MD 20770, was on September 11, 2023 appointed Personal Representative of the estate of Geraldine Grevious Wooten, who died on August 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 11th day of March, 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.

YVETTE JULES
Personal Representative

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

Estate No. 130550
145482 (9-21,9-28,10-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINA DAVIS

Notice is given that Rique L Johnson, whose address is 5033 Fable Street, Capitol Heights, MD 20743, was on September 11, 2023 appointed Personal Representative of the estate of Regina Davis, who died on July 5, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of March, 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.

RIQUE L JOHNSON
Personal Representative

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

Estate No. 130537
145483 (9-21,9-28,10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**WILLIAM A DOBAK
AKA: WILLIAM ALEXANDER
DOBAK**

Notice is given that Catharine Rohini Dias Franklin, whose address is 3204 Kimberly Road, Hyattsville, MD 20782, was on May 31, 2023 appointed Personal Representative of the estate of William A Dobak, who died on September 16, 2022 with a will.

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

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

**CATHARINE ROHINI DIAS
FRANKLIN**
Personal Representative

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

Estate No. 129460
145484 (9-21,9-28,10-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TOMMY LEON KING

Notice is given that Timica King, whose address is 5707 Regency Lane, District Heights, MD 20747, was on September 8, 2023 appointed Personal Representative of the estate of Tommy Leon King, who died on July 31, 2023 without a will.

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

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

TIMICA KING
Personal Representative

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

Estate No. 130539
145490 (9-21,9-28,10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHYANG-WEN LIN

Notice is given that Yuehwang Lin, whose address is 5303 Piazza Court, Pleasanton, CA 94588, was on September 8, 2023 appointed Personal Representative of the estate of Shyang-Wen Lin, who died on July 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 8th day of March, 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.

YUEHWANG LIN
Personal Representative

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

Estate No. 130325
145492 (9-21,9-28,10-5)

*Serving
Prince George's
County Since 1932*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MCCALVIN SMITH JR

Notice is given that Cora Henderson, whose address is 3940 Bexley Place Apt 505, Suitland, MD 20746, was on September 19, 2023 appointed personal representative of the small estate of McCalvin Smith Jr, who died on June 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 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.

CORA HENDERSON
Personal Representative

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

Estate No. 130442
145513 (9-28)

LEGALS

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

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

**2217 HERRING CREEK DRIVE
ACCOKEEK, MARYLAND 20607**

By virtue of the power and authority contained in a Deed of Trust from Teresa L. Prior, dated June 24, 2005, and recorded in Liber 22814 at folio 620 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

**OCTOBER 17, 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 \$37,000.00 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 # 18-601600)

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$815.09 due on July 1st in each and every year.

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

145504 (9-28,10-5,10-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA NORMAN TATUM

Notice is given that Michelle E. Tatum, whose address is 6030 Westchester Park Dr Apt 202, College Park, MD 20740, and Marian E. Tatum-Webb, whose address is 910 Hall Station Drive Apt 104, Bowie, MD 20721, were on September 13, 2023 appointed co-personal representatives of the small estate of Patricia Norman Tatum who died on May 15, 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 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 co-personal representatives 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 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 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.

**MICHELLE E. TATUM
MARIAN E. TATUM-WEBB**
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. 130649
145518 (9-28)

Stephen J Reichert
2221 Lake Ave
Baltimore, MD 21213
410-299-4959

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA DWIGGINS

Notice is given that Rachel Alexandra Dwiggins, whose address is 3432 Roland Ave, Baltimore, MD 21211, was on September 14, 2023 appointed Personal Representative of the estate of Sandra Dwiggins, who died on June 15, 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 14th day of March, 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.

RACHEL ALEXANDRA DWIGGINS
Personal Representative

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

Estate No. 130417
145520 (9-28,10-5,10-12)

Lindsey W Duval
P.O. Box 603
Crownsville, MD 21032
410-721-1660

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUSSELL K GARDNER

Notice is given that Deborah Harrison, whose address is 8338 Harrison Blvd., Chesapeake Beach, Maryland 20732, was on September 18, 2023 appointed Personal Representative of the estate of Russell K Gardner who died on July 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 18th day of March, 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.

DEBORAH HARRISON
Personal Representative

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

Estate No. 130698
145525 (9-28,10-5,10-12)

The Prince George's Post

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LEGALS

TRANSFER OF PROPERTY
SURPLUS REAL ESTATE
PRINCE GEORGE'S COUNTY

In accordance with the provisions of Section 10-312 of the Local Government Article of the Annotated Code of Maryland, this letter serves as notice to inform the public that Prince George's County, Maryland, by and through the Office of Central Services ("OCS"), intends to transfer the County-owned parcels identified below for disposal. The County intends to convey the parcels to the Redevelopment Authority of Prince George's County, a body corporate and politic and unit of Prince George's County, Maryland, for the purpose of redevelopment. The transfers of the below parcels will occur no later than October 1, 2023.

Councilmanic District 5

1. Tax Account #02-3461845; 0 Hospital Drive, Landover, MD 20785; 10,000 square feet, Map 58, Grid F1, Part of Parcel 28; identified in Liber 00688 at Folio 053
2. Tax Account #02-0161794; 3005 Hospital Drive, Landover, MD 20785; 3.22 acres, Map 58, Grid E1, Parcel 126; identified in Liber 3016 at Folio 312
3. Tax Account #02-3042256; 0 Millbrook Avenue, Landover, MD 20785; 3.11 acres, Map 58, Grid F1, Parcel 181; identified in Liber 3208 at Folio 046
4. Tax Account #02-0161786; 3007 Hospital Drive, Landover, MD 20785; 5.35 acres, Map 58, Grid E1, Parcel 117; identified in Liber 2983 at Folio 552
5. Tax Account #02-0161802; 0 Hospital Drive, Landover, MD 20785; 1.00 acres, Map 58, Grid E1, Parcel 122; identified in Liber 2954 at Folio 198
6. Tax Account #02-0161760; 0 Inwood Street, Hyattsville, MD 20781; 27,333 square feet, Map 58, Grid E1, Part of Abandoned Inwood Street
7. Tax Account #02-0161414; 0 Inwood Street, Hyattsville, MD 20781; 50,065 square feet, Map 58, Grid F1, Part of Lots 25-44; identified in Liber 2946 at Folio 023
8. Tax Account #02-0161653; 0 Inwood Street, Hyattsville, MD 20781; 1,347 square feet, Map 51, Grid E1, Part of Lots 24-44; identified in Liber 3077 at Folio 159
9. Tax Account #02-0161604; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 45-47; identified in Liber 3051 at Folio 206
10. Tax Account #02-0161596; 0 Inwood Street, Hyattsville, MD 20781; 0.29 acres, Map 58, Grid E1, Lots 48-52; identified in Liber 3051 at Folio 206
11. Tax Account #02-3234580; 0 Inwood Street, Hyattsville, MD 20781; 5,105 square feet, Map 58, Grid E1, Lots 53-54; identified in Liber 2948 at Folio 216
12. Tax Account #02-0161356; 0 Inwood Street, Hyattsville, MD 20781; 2,550 square feet, Map 58, Grid F1, Lot 55; identified in Liber 2948 at Folio 216
13. Tax Account #02-0161711; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 56-58; identified in Liber 2948 at Folio 216
14. Tax Account #02-0161448; 0 Inwood Street, Hyattsville, MD 20781; 0.23 acres, Map 58, Grid F1, Lots 59-62; identified in Liber 2948 at Folio 593
15. Tax Account #02-0161745; 0 Inwood Street, Hyattsville, MD 20781; 0.23 acres, Map 58, Grid E1, Lots 63-66; identified in Liber 2948 at Folio 593
16. Tax Account #02-0161513; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 67-68; identified in Liber 3005 at Folio 516
17. Tax Account #02-0161505; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 69-7; identified in Liber 3003 at Folio 584
18. Tax Account #02-0161661; 0 Inwood Street, Hyattsville, MD 20781; 0.23 acres, Map 58, Grid E1, Lots 101-104; identified in Liber 3077 at Folio 159
19. Tax Account #02-0161695; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 105-107; identified in Liber 3205 at Folio 559
20. Tax Account #02-0161463; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 108-109; identified in Liber 2991 at Folio 535
21. Tax Account #02-0161687; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 110-112; identified in Liber 3205 at Folio 559
22. Tax Account #02-0161638; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 113-114; identified in Liber 3044 at Folio 342
23. Tax Account #02-0161620; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 115-116; identified in Liber 3044 at Folio 342
24. Tax Account #02-0161562; 0 Inwood Street, Hyattsville, MD 20781; 7,521 square feet, Map 58, Grid E1, Lots 117-119; identified in Liber 3036 at Folio 125
25. Tax Account #02-0161554; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 120-121; identified in Liber 3036 at Folio 125
26. Tax Account #02-0161422; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid F1, Lots 122-123; identified in Liber 3013 at Folio 228
27. Tax Account #02-0161539; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 124-125; identified in Liber 3026 at Folio 594
28. Tax Account #02-0161737; 0 Inwood Street, Hyattsville, MD 20781; 0.05 acres, Map 58, Grid E1, Lot 126; identified in Liber 3061 at Folio 039
29. Tax Account #02-0161588; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 127-128; identified in Liber 3045 at Folio 444
30. Tax Account #02-0161570; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 129-130; identified in Liber 3045 at Folio 444
31. Tax Account #02-0161729; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 131-132; identified in Liber 2948 at Folio 216
32. Tax Account #02-0161471; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 133-134; identified in Liber 2976 at Folio 514
33. Tax Account #02-0161646; 0 Inwood Street, Hyattsville, MD 20781; 0.05 acres, Map 58, Grid E1, Lot 135; identified in Liber 3061 at Folio 039
34. Tax Account #02-0161547; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 136-137; identified in Liber 3055 at Folio 485
35. Tax Account #02-0161489; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 138-139; identified in Liber 2991 at Folio 533
36. Tax Account #02-0161455; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid F1, Lots 140-141; identified in Liber 2964 at Folio 329
37. Tax Account #02-0161612; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 142-143; identified in Liber 3051 at Folio 206
38. Tax Account #02-0161430; 0 Inwood Street, Hyattsville, MD 20781; 0.05 acres, Map 58, Grid F1, Lot 144; identified in Liber 3013 at Folio 229

Councilmanic District 3

1. Tax Account #21-2358521; 0 50th Avenue, College Park, MD 20740; 2,100 square feet, Map 33, Grid E4, Block 20, Lot 1; identified in Liber 11077 at Folio 267
2. Tax Account #21-2358539; 0 Lehigh Road, College Park, MD 20740; 8,000 square feet, Map 33, Grid E4, Block 20, Lots 2-5; identified in Liber 11077 at Folio 267
3. Tax Account #21-2358547; 0 Lehigh Road, College Park, MD 20740; 8,000 square feet, Map 33, Grid E4, Block 20, Lots 6-9; identified in Liber 11077 at Folio 267
4. Tax Account #21-2358554; 0 Lehigh Road, College Park, MD 20740; 8,000 square feet, Map 33, Grid E4, Block 20, Lots 10-13; identified in Liber 11077 at Folio 267
5. Tax Account #21-2358562; 0 51st Avenue, College Park, MD 20740; 6,427 square feet, Map 33, Grid E4, Block 20, Part of Lots 14-17 Ex 1,973 square feet; identified in Liber 11077 at Folio 267
6. Tax Account #21-2358570; 0 51st Avenue, College Park, MD 20740; 7,170 square feet, Map 33, Grid E4, Block 20, Part of Lots 18-21 ex 1,230 square feet; identified in Liber 11077 at Folio 267
7. Tax Account #21-2358588; 0 51st Avenue, College Park, MD 20740; 3,585 square feet; Map 33, Grid E4, Block 20, Part of Lots 22-23 ex 615 square feet; identified in Liber 1107 at Folio 267
8. Tax Account #21-2358596; 0 Knox Avenue, College Park, MD 20740;

LEGALS

- 10,000 square feet; Map 33, Grid E4, Block 20, Lots 24-28; identified as Liber 11077 at Folio 267
9. Tax Account #21-2358604; 0 Knox Avenue, College Park, MD 20740; 7,982 square feet, Map 33, Grid E4, Block 20, Lots 29-31 & Part of Lot 32 ex 18 square feet; identified as Liber 11077 at Folio 267
10. Tax Account #21-2358612; 0 Knox Avenue, College Park, MD 20740; 4,500 square feet, Map 33, Grid E4, Block 20, Part of Lots 33-35 ex 1,500 square feet; identified in Liber 11077 at Folio 267
11. Tax Account #21-2358620; 0 50th Avenue, College Park, MD 20740; 680 square feet, Map 33, Grid E4, Block 20, Part of Lots 38-39; identified in Liber 11077 at Folio 267
12. Tax Account #21-2358638; 0 50th Avenue, College Park, MD 20740; 8,473 square feet; Map 33, Grid E4, Block 20, Part of Lots 40-43 ex 2,027 square feet; identified as Liber 11077 at Folio 267
13. Tax Account #21-2358802; 0 51st Avenue, College Park, MD 20740; 5,762 square feet; Map 33, Grid E4, Block 26, Part of Lots 14-17 ex 4,738 square feet; identified as Liber 11077 at Folio 267
14. Tax Account #21-2358877; 0 Knox Avenue, College Park, MD 20740; 492 square feet; Map 33, Grid E4, Block 26, Part of Lots 8-9 ex 7,508 square feet; identified as Liber 11077 at Folio 267
15. Tax Account #21-2359149; 0 Knox Avenue, College Park, MD 20740; 3,567 square feet; Map 33, Grid E4, Block 26, Part of Lots 10-13 ex 4,433 square feet; identified in Liber 11077 at Folio 267

Requests for further information or objections must be in writing and may be submitted in the following ways:

1. By Email: Send a written request for information or an objection, stating the grounds therefore, by sending an email to **OCS_RealProperty@co.pg.md.us** with the subject of Objection to Disposition of Real Property. All requests and objections must be received at the email address above on or before 11:59 p.m. Monday, September 25, 2023.
2. By U.S. Mail or Hand Delivery: Mail or deliver a written request for information or an objection, stating the grounds therefore, to the Office of Central Services by no later than 4:00 p.m., Monday, September 25, 2023 to the address below:

Office of Central Services
Prince George's County Government
1400 McCormick Dr. | Suite 336 |
Largo, MD 20774
Attn: Director (c/o: LARP)

145448 (9-14,9-21,9-28)

LEGALS

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

TUESDAY, OCTOBER 3, 2023
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, October 3, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Nomination of the following individual as Health Officer for Prince George's County:

Dr. Matthew D. Levy

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

145495 (9-21,9-28)

NOTICE

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

v.

Nygel Wood
6232 Joe Klutsch Drive
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-002016

Notice is hereby given this 6th day of September, 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 6th day of October, 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 6th day of October, 2023.
The Report of Sale states the amount of the foreclosure sale price to be \$272,000.00. The property sold herein is known as 6232 Joe Klutsch Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145398 (9-14,9-21,9-28)

NOTICE

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

v.

Tony E Rawlings
8104 Thornfield Terrace
Forestville, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-002387

Notice is hereby given this 8th day of September, 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 9th day of October, 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 9th day of October, 2023.
The Report of Sale states the amount of the foreclosure sale price to be \$280,000.00. The property sold herein is known as 8104 Thornfield Terrace, Forestville, MD 20747.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
145457 (9-21,9-28,10-5)

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

13500 MESSENGER PLACE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated November 23, 2015 and recorded in Liber 37960, Folio 492 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$374,250.00 and an adjustable interest rate of 2.947%, 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 **OCTOBER 17, 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 \$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 #: 458539)

Richard E. Solomon, et al.,
Substitute Trustees



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

145509 (9-28,10-5,10-12)

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

15102 CASIMIR ROAD
BRANDYWINE, MD 20613

By authority contained in a Deed of Trust dated January 26, 2018 and recorded in Liber 40545, Folio 279 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$426,520.00, 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 **OCTOBER 10, 2023 AT 12:02 PM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$38,000.00 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 #: 460188)

Richard E. Solomon, et al.,
Substitute Trustees



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

145463 (9-21,9-28,10-5)

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

**9917 RAINTREE WAY
 CLINTON, MD 20735**

By authority contained in a Deed of Trust dated November 27, 2018 and recorded in Liber 41582, Folio 584 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,375.00, 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 **OCTOBER 10, 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 \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on 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 #: 459579)

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

Richard E. Solomon, et al.,
 Substitute Trustees



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

145452 (9-21,9-28,10-5)

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

**2805 SISSINGHURST PLACE
 UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated March 22, 2018 and recorded in Liber 40744, Folio 150 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$640,460.00, and an interest rate of 4.625%, 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 **OCTOBER 10, 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 \$62,000.00 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 #: 458211)

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

Richard E. Solomon, et al.,
 Substitute Trustees



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

145453 (9-21,9-28,10-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

**6905 DECATUR PLACE
 HYATTSVILLE, MARYLAND 20784**

By virtue of the power and authority contained in a Deed of Trust from Terence Lee Bell aka Terence L. Bell and Deborah D Parker Bell, dated August 29, 1990, and recorded in Liber 7746 at folio 978 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

**OCTOBER 17, 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 \$5,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 10% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600982)

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

145499 (9-28,10-5,10-12)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

**6810 PICKETT DRIVE
 SUITLAND, MARYLAND 20746**

By virtue of the power and authority contained in a Deed of Trust from Charles E. Lynch, dated July 20, 2018, and recorded in Liber 41191 at folio 470 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

**OCTOBER 17, 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 \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the 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 # 23-600027)

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

145500 (9-28,10-5,10-12)

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

**7209 SHEILA TURN
 CLINTON, MD 20735**

By authority contained in a Deed of Trust dated May 25, 2022 and recorded in Liber 47743, Folio 412 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,760.00, and an interest rate of 7.625%, 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 **OCTOBER 10, 2023 AT 11:54 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$27,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 460325)

Richard E. Solomon, et al.,
 Substitute Trustees



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 www.alexcooper.com

145459 (9-21,9-28,10-5)

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

**12325 CHESTERTON DRIVE
 UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated December 12, 2007 and recorded in Liber 29391, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,257.00, 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 **OCTOBER 10, 2023 AT 11:56 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 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 #: 459516)

Richard E. Solomon, et al.,
 Substitute Trustees



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 www.alexcooper.com

145460 (9-21,9-28,10-5)

LEGALS

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

A Public Hearing for Emergency Ordinance O-12-23 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2023 and Ending June 30, 2024, As Embodied in Ordinance O-5-23, Amended by O-11-23 to Approve an Additional \$25,000 for the Mentoring Through Athletics Grant Youth Services Program Supplement is scheduled to be held at 8:00 p.m., Monday, October 2, 2023. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, October 2, 2023. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
 City Manager

145501 (9-28)

LEGALS**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFONSO HERRERA CRUZ**

Notice is given that David Herrera Osorio, whose address is 3808 70th Avenue, Hyattsville, MD 20784, was on September 18, 2023 appointed personal representative of the small estate of Alfonso Herrera Cruz, who died on February 2, 2023 without a will.

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

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

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

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

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

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

DAVID HERRERA OSORIO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130689
145514 (9-28)

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARL THOMAS RAESLY**

Notice is given that Faye Raesly, whose address is 12310 Rambling Lane, Bowie, MD 20715, was on September 19, 2023 appointed personal representative of the small estate of Carl Thomas Raesly, who died on August 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 personal representative or the attorney.

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

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

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

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

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

FAYE RAESLY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130709
145515 (9-28)

**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE N SIMMONS**

Notice is given that Donald L Simmons, whose address is 9612 Underwood Street, Seabrook, MD 20706, was on January 27, 2023 appointed personal representative of the small estate of Willie N Simmons, who died on September 29, 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 claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

DONALD L SIMMONS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127815
145516 (9-28)

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELAM
AKA: MARY CATHERINE McDUFFIE ELAM**

Notice is given that Cathy McDuffie, whose address is 2908 Upland Ave, District Heights, MD 20747, was on July 27, 2023 appointed Personal Representative of the estate of Mary Elam AKA: Mary Catherine McDuffie Elam, 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 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.

CATHY MCDUFFIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130063
145523 (9-28,10-5,10-12)

LEGALS**SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CORRINE S DUBOSE**

Notice is given that Monica Johnson, whose address is 5443 16th Ave. Apt. 103, Hyattsville, MD 20782, was on September 15, 2023 appointed personal representative of the small estate of CORRINE S DUBOSE who died on August 10, 2023 with a will.

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

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

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

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

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

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

MONICA JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130681
145517 (9-28)

LEGALS**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE MOSES THOMPSON**

Notice is given that Carolyn Boddie, whose address is 3939 Pennsylvania Ave. SE #102, Washington, DC 20020, was on June 30, 2023 appointed Personal Representative of the estate of George Moses Thompson who died on October 7, 2000 with a will.

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

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

CAROLYN BODDIE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 63144
145526 (9-28,10-5,10-12)

LEGALS**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUDOLPH C LEE
AKA: RUDOLPH CLIFFORD LEE**

Notice is given that Earsie S Lee, whose address is 6600 Danford Drive, Clinton, MD 20735, was on August 28, 2023 appointed Personal Representative of the estate of Rudolph C Lee AKA: Rudolph Clifford Lee who died on August 14, 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 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.

EARISIE S 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. 130462
145528 (9-28,10-5,10-12)

LEGALS**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALIMAMY BANGURA**

Notice is given that Ramatu Bangura, whose address is 4312 Knott Street, Beltsville, Maryland 20705, was on September 14, 2023 appointed Personal Representative of the estate of Alimamy Bangura who died on August 22, 2023 with a will.

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

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

RAMATU BANGURA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130609
145527 (9-28,10-5,10-12)

LEGALS**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS****TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLORES CUTIS SNYDER**

Notice is given that Roberta A Adams, whose address is 1506 Catbriar Way, Odenton, MD 21113, and Michael C Snyder, whose address is 11310 Duxbury Drive, Upper Marlboro, MD 20774, were on September 19, 2023 appointed Co-Personal Representatives of the estate of Dolores Cutis Snyder who died on March 30, 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 19th day of March, 2024.

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

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

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

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

**ROBERTA A ADAMS
MICHAEL C SNYDER**
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. 128917
145530 (9-28,10-5,10-12)

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