

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)

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 HEIRS**

TO 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)

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, 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.

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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KADAESHA MYAH BROCK

Notice is given that Katrina Brock, whose address is 5712 Coolidge Street, Capitol Heights, MD 20743, was on September 21, 2023 appointed personal representative of the small estate of Kadaesha Myah Brock, who died on May 26, 2023 without a will.

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

KATRINA BROCK
Personal Representative

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

Estate No. 130751

145551 (10-5)

LEGALS

**PUBLIC HEARING
CITY OF LAUREL MAYOR AND CITY COUNCIL**

MONDAY, OCTOBER 23, 2023

LAUREL MUNICIPAL CENTER

8103 SANDY SPRING ROAD

LAUREL, MD

6:00 P.M.

Text Amendment Application No. 265 (Ordinance No. 2018)

An ordinance to amend the Laurel City code and Unified Land Development code to update the design guidelines for Historic District Commission and to create for sale affordable housing guidelines. The proposed update is part of a comprehensive review and update of the City's zoning code, for **recom-mendation** to the Mayor and City Council.

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

145545

(10-5,10-12,10-19)

LEGALS

NOTICE

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

Plaintiffs

vs.

Junga Seo

Defendant

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

CIVIL NO. C-16-CV-23-002735

ORDERED, this 25th day of September, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6100 Westchester Park Drive, Unit 1402, College Park, Maryland 20740 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th 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 25th day of October, 2023, next.

The report states the amount of sale to be \$90,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

145543 (9-28,10-5,10-12)

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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)

LEGALS

NOTICE

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

Plaintiffs

vs.

Eudy Piti Diaz and
Yesenia Alexandra Manana
aka Yesenia Manana

Defendants

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

CIVIL NO. C-16-CV-23-000781

ORDERED, this 26th day of September, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6003 88Th Place, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th 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 26th day of October, 2023, next.

The report states the amount of sale to be 303,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

145544 (9-28,10-5,10-12)

**MECHANIC'S LIEN
SALE**

Freestate Lien & Recovery, Inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 10/23/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9817, 1978 VIRGINIA HOME
VIN# 6740AB
LYONS CREEK MHC, LLC
1007 LOWER PINDELL RD
LOTHIAN

LOT#10067, 2014 DODGE
VIN# 1C4SDJDT3EC286889
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10129, 2013 TOYOTA
VIN# 4T3ZA3BB9DU072238
FIVE STAR TRANSMISSIONS
3 HARKO CT
ESSEX

LOT#10217, 2001 TRAILMOBIL
VIN# 1PT01JAH316002640
GABE'S SERVICE INC
5294 AGRO DR
FREDERICK

LOT#10259, 2017 MITSUBISHI
VIN# JA4AZ3A35ZH011727
MORRIS FERGUSON
4205 GROVELAND AVE
BALTIMORE

LOT#10268, 2012 MERCEDES
VIN# 4JGDA5HB0CA010166
PATRICK & SON'S AUTO REPAIR
9401 LANHAM SEVERN RD
LANHAM

LOT#10293, 1994 FORD
VIN# 1FDPK74CORVA08701
STOUFFER'S AUTOMOTIVE LLC
17810 BROADFORDING RD
HAGERSTOWN

LOT#10406, 2005 TOYOTA
VIN# 2T1BR32E95C450090
LEADING EDGE AUTO BODY
LLC
5807 FALLS RD
BALTIMORE

LOT#10407, 2017 BMW
VIN# 5YMK76C37H0U39241
LEADING EDGE AUTO BODY
LLC
5807 FALLS RD
BALTIMORE

LOT#10408, 2013 FORD
VIN# 1ZVBP8CF1D5254101
EDWARD POPE
7428 HICKORY LN
HANOVER

LOT#10409, 2016 TOYOTA
VIN# 4T1BF1FK7GU128384
HB&G AUTO REPAIR
14721 BALTIMORE AVE
LAUREL

LOT#10410, 2017 FORD
VIN# 1FMCU9J98HUE18051
STOUFFER'S AUTOMOTIVE LLC
17810 BROADFORDING RD
HAGERSTOWN

LOT#10411, 2009 TOYOTA
VIN# JTDBL40E09J041402
HB&G AUTO REPAIR
14721 BALTIMORE AVE
LAUREL

LOT#10412, 2008 CADILLAC
VIN# 1G6DA67V880203915
SOUTHERN MARYLAND AUTO
REPAIR
6530 BENSVILLE RD
POMFRET

LOT#10471, 1999 CHAMPION
VIN# 079981409835AB
SEVERN MOBILE HOME PARK
7959 TELEGRAPH RD
SEVERN

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

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

145572 (10-5,10-12)

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LEGALS

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

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

TO 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)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

Sylvia Bradley Plaintiff
v.
Jonah R. Birnbaum

and

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.

Defendant(s)

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)

LEGALS

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

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:

Appointment of the following individual to the Revenue Authority Board:

Ms. Necole M. Parker Reappointment
Term Expiration: 7/28/2025

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

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

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

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

145569 (10-5,10-12)

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: 10/17/2023.

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

2006	HYUNDAI	SANTE FE	VA	UYC4528	KM8SC13D56U101083
2017	FORD	FLEX	MO	D40AT	2FMHK6C83HBA13381
2011	NISSAN	ALTIMA	MD	3FB7371	1N4AL2AP6BN476185
2013	FORD	FUSION	VA	76655Y	3FA6P0HR0DR147133

METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400

2002	MERCEDES-BENZ	S430	VA	UBB8651	WDBNG70J42A275918
2011	CHEVROLET	IMPALA	MD	5CK0095	2G1WGS5EK8B1310829
2013	CHRYSLER	200	MD	1EL9543	1C3CCBAB3DN761926
2015	FORD	FUSION	MD	347093T	3FA6P0H73FR295911
2008	NISSAN	ALTIMA	MD	4FC1540	1N4AL21E08N481308

145570 (10-5)

LEGALS

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

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

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

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

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

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

YEAR	MAKE	MODEL	VIN
2013	Ford	Fusion	3FA6P0HR4DR326498
2006	Honda	Pilot	5FNYP28146B022586
2013	Ford	Transit	NM0LS6BN5D1176952
2007	Hyundai	Tiburon	KMHFN66F37U235249
2007	Acura	RDX	5J8TB185X7A011364
2006	BMW	325	WBABV13566PT20322
2008	Volvo	XC90	YV4CT852381437801
2007	Volkswagen	Passat	WVWAK73C17P041882
2010	Volvo	XC79	YV4982BZ0A1089682
2020	Mitsubishi	Outlander	JA4AD2A35LZ039335
2014	Infiniti	Q50	JN1BV7AR8EM704904
2004	Acura	TSX	JH4CL969X4C027823
2007	Toyota	Camry	4T1BK46K37U049419

145536 (10-5)

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**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
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)

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 Light-house 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)

ERICA T. DAVIS
1401 ROCKVILLE PIKE SUITE 650
ROCKVILLE, MD 20852
301-738-7685

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HANNELORE AUGUSTE
MILLER

Notice is given that John E. Miller Jr., whose address is 12665 Heming Ln., Bowie, MD 20716, was on September 20, 2023 appointed Personal Representative of the estate of Hannelore Auguste Miller, who died on June 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 20th 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.

JOHN E. MILLER 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. 130743
145562 (10-5,10-12,10-19)

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

LEGALS

**NOTICE OF PUBLIC HEARING-
ZONING MAP AMENDMENT- PLANNED
DEVELOPMENT**

Pursuant to Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

DR HORTON, INC.
(SMITH LAKE ESTATES)

APPLICATION NUMBER: ZMA-2022-003

PUBLIC HEARING DATE/TIME: November 9, 2023, at 10:00 a.m.

PUBLIC HEARING LOCATION: Virtual

To participate, speaker registration and all materials for the public hearing must be submitted for Prince George's County Planning Board consideration by Noon on Tuesday, November 7, 2023. You may:

- 1) Register to speak at <https://pgplanningboard.org/883/Watch-Meetings>
- 2) Submit correspondence via:
 - a. E-mail to: pgcpb@mncppc.org
 - b. Fax 301-952-5074
 - c. U.S. Mail to:

Prince George's County Planning Board
14741 Governor Oden Bowie Drive,
4th Floor
Upper Marlboro, MD 20772
3) View virtually using the link provided at: <https://pgplanningboard.org/883/Watch-Meetings>

LAND DESCRIPTION: The subject property is 62.52 acres, and is located west of Frank Tippet Road, approximately 600 feet from its intersection with Commo Road. The property consists of four deed parcels known as Parcels 10, 18, 20, and 62 recorded in the Prince George's County Land Records, in Liber 42875 at folio 528. The proposed access to the property is provided from one point on Frank Tippet Road. The property is located within the Residential, Rural (RR) Zone.

REQUEST: This application seeks to rezone the subject property from the RR Zone to the R-PD Zone, pursuant to Section 27-3602, for development of a maximum of 150 single-family detached and townhouse dwelling units.

PUBLIC HEARING LOCATION: M-NCPPC Prince George's County Planning Department
14741 Governor Oden Bowie Drive, 4th Floor
Upper Marlboro, MD 20772
Phone: 301-952-3530
E-mail: pgcpb@mncppc.org
Website: www.pgplanning.org

ANY MEMBER OF THE PUBLIC IS WELCOME TO PARTICIPATE DURING THE PUBLIC HEARING AND SPEAK EITHER IN SUPPORT OR IN OPPOSITION. MEMBERS OF THE PUBLIC MAY WATCH A LIVESTREAMING VIDEO OF THE HEARING AT [HTTPS://PGPLANNINGBOARD.ORG/883/WATCH-MEETINGS](https://pgplanningboard.org/883/WATCH-MEETINGS).

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

ATTEST:
Gavin Cohen
Secretary-Treasurer

145568

(10-5)

LEGALS

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

October 5, 2023

Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 500
Largo, Maryland 20774
(301) 883- 6511

On or after October 14, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title I of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

1. Housing Initiative Partnership, Inc., and The Redevelopment Authority of Prince George's County (RDA), Housing Rehabilitation Assistance Program for 520 68th Pl, Capitol Heights, Maryland 20743. The estimated HUD funding amount is \$45,000.
2. Housing Initiative Partnership, Inc., and RDA Housing Rehabilitation Assistance Program for 5006 Crittenden Street, Hyattsville, Maryland 20781. The estimated HUD funding amount is \$53,000.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at <https://www.onecpd.info/environmental-review/environmental-review-records>.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to Jnmbotiji@co.pg.md.us. All comments received by October 13, 2023, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

Prince George's County certifies to HUD that Aspasia Xypolia in her capacity as Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at michael.d.rose@hud.gov. Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development

145567 (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

**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

908 York Road • Towson, MD 21204 • 410.828.4838
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

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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

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

LEGALS

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

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

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

You must reclaim these vehicles by: **10/16/2023**.

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

2007 NISSAN PATHFINDER 5N1AR18W17C630056

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

1997 HONDA ACCORD 1HGCE1823VA003259
2008 CADILLAC SRX 1GYEE437380191264

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

2006 BMW 330XI MD 5FG0592 WBAVD33576KV62975
2008 CADILLAC DTS VA C92602 1G6KD57Y7UR201391
2010 NISSAN ALTIMA 1N4AL2AP9AN528438
2010 HYUNDAI ELANTRA DC DLR04126 KMHLDU4AD1AU989561
2008 SATURN VUE KY BFB367 3GSHL33P18S581046
2019 NISSAN SENTRA MD 2EA0628 3N1AB7AP6GY280934
2006 MITSUBISHI RAIDER 1Z7HC22K96S581939

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

2014 FORD FUSION 3FA6P0H97ER307283
2001 FORD F150 MD 9FA2197 1FTRW07L81KC52610
2012 DODGE CHARGER 2C3CDXCTXC1H78079
2006 GMC CUTAWAY 3500 TX 9832N02 1GDHG31U061903040

METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
301-568-4400

2011 CHEVROLET EQUINOX 2CNALDEC9B6371332
2004 BMW 530I WBANA73534B048568
2007 JEEP PATRIOT VA TYC3456 WBANA73534B048568
2006 SATURN ION VA UBK8235 1G8AJ55F26Z166479
2003 NISSAN ALTIMA 1N4AL11D93C128118

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

2020 ECONO-TRAILER TRAILER 1E9BC2427LC619026
1991 FORD F150 1FTDF15Y1MNA77649
2007 HONDA ACCORD CT AW08932 1HGCM72777A002922
2012 FORD FUSION VA WLR7420 3FAHP0JGXCR103849

145571 (10-5)

Call 301-627-0900 for a quote.

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MARY ELAM**
AKA: MARY ALTHERINE 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 Altherine 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
(10-5,10-12,10-19)

145573 (10-5,10-12,10-19)

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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.

9. 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.

10. Samuel Umazor, 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.

11. 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.

12. 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 ap-

proximately 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.

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.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 21, 2023

145533 (9-28,10-5)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CATHERINE ELIZABETH SLYE

Notice is given that Kevin J Barnhardt, whose address is 2903 Parkland Drive, District Heights, MD 20747, was on August 7, 2023 appointed personal representative of the small estate of Catherine Elizabeth Slye, who died on July 6, 2023 without a will.

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

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

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

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

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

KEVIN J BARNHARDT
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130225
145553 (10-5)

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)

*Serving
Prince George's
County
Since 1932*

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUSSELL D COLBERT

Notice is given that Adriene Colbert, whose address is 11155 Bunchberry Court, Waldorf, MD 20601, was on August 8, 2023 appointed personal representative of the small estate of Russell D Colbert, who died on March 3, 2023 without a will.

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

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

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

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

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

ADRIENE COLBERT
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130239
145554 (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.

**3409 HALLOWAY S
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Joshua Lawrence Davies, dated September 27, 2017, and recorded in Liber 40080 at folio 237 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 24, 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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603494)

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
145539 (10-5,10-12,10-19)

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

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
Improved by premises known as
16310 Accolawn Road, Accokeek, MD 20607**

By virtue of the power and authority contained in a Deed of Trust from HELEN B. STONE and THOMAS L. STONE, dated November 17, 1999 and recorded in Liber 13488 at Folio 344 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, OCTOBER 20, 2023
AT 3:00 P.M.**

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

PART OF LOT FIFTEEN (15) IN THE SUBDIVISION OF "ACCOKEEK LAWN" AS PER PLAT THEREOF IN PLAT BOOK BB 7 FOLIO 80 CONTAINING 0.57 ACRES AS DESCRIBED IN A DEED DATED JANUARY 7, 1976 AS RECORDED AT LIBER 4573 FOLIO 647.05-61030-00.

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

145537 (10-5,10-12,10-19)

LEGALS

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 Moore's 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 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)

**IT PAYS TO
ADVERTISE!**

**Call 301-627-0900 or
Email:
bboice@pgpost.com**

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.

Ngoan 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

**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. 130530
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
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)

**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)

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

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)

**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)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYFIELD V RANSOM SR

Notice is given that Cheryl Blue, whose address is 1308 Butternut Street, Shady Side, MD 20764, was on September 22, 2023 appointed Personal Representative of the estate of Rayfield V Ransom Sr, who died on April 14, 2022 without a will.

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

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

CHERYL BLUE
Personal Representative

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

Estate No. 130677
145557 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDDIE LEE EVANS

Notice is given that Burnetta A Evans, whose address is 1825 Dutch Village Drive, Landover, MD 20785, was on September 26, 2023 appointed Personal Representative of the estate of Eddie Lee Evans, who died on November 17, 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 26th 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.

BURNETTA A EVANS
Personal Representative

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

Estate No. 130492
145558 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HOLLY RENEE DILLARD

Notice is given that John Chandler, whose address is 3505 Everest Drive, Temple Hills, MD 20748, was on September 21, 2023 appointed Personal Representative of the estate of Holly Renee Dillard, who died on July 28, 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 21st 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.

JOHN CHANDLER
Personal Representative

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

Estate No. 130449
145559 (10-5,10-12,10-19)

**ERICA T. DAVIS
1401 ROCKVILLE PIKE SUITE 650
ROCKVILLE, MD 20852
301-738-7685**

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNETTE MARIE DAY

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike, Suite 650, Rockville, MD 20852, was on September 25, 2023 appointed Personal Representative of the estate of Annette Marie Day, who died on June 19, 2022 without a will.

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

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.

ERICA T. 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. 126459
145561 (10-5,10-12,10-19)

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)

**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
BARBARA J CROMARTIE

Notice is given that Pamela Surratt, whose address is 4311 19th Ave, Temple Hills, MD 20748, was on September 21, 2023 appointed Personal Representative of the estate of Barbara J Cromartie, who died on August 1, 2023 without a will.

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

All persons having any objection to the appointment (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 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.

PAMELA SURRATT
Personal Representative

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

Estate No. 130744
145560 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS WEAVER

Notice is given that Candace Kanu, whose address is 991 Coriander Lane, Stafford, VA 22554, was on September 22, 2023 appointed Personal Representative of the estate of Doris Weaver, who died on September 1, 2023 with a will.

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

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

CANDACE KANU
Personal Representative

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

Estate No. 130757
145563 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTONIO DINO MARTIN BONANNO SR

Notice is given that Antonio Dino Martin Bonanno Jr, whose address is 4918 Manheim Avenue, Beltsville, MD 20705, was on September 27, 2023 appointed Personal Representative of the estate of Antonio Dino Martin Bonanno Sr, 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 27th 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.

ANTONIO DINO MARTIN BONANNO 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. 130823
145565 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JESSE PAGE
AKA: JESSE LEE PAGE**

Notice is given that Jesika Page McNeil, whose address is 6021 Otterbein Ln, Apt. 101, Ellicott City, MD 21043, was on September 25, 2023 appointed Personal Representative of the estate of Jesse Page aka: Jesse Lee Page, 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 25th 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.

JESIKA PAGE MCNEIL
Personal Representative

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

Estate No. 129524
145564 (10-5,10-12,10-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WARREN DARRELL JACKSON

Notice is given that Trudy Williams, whose address is 2116 Columbia Ave, Landover, MD 20785, was on June 23, 2023 appointed Personal Representative of the estate of Warren Darrell Jackson, who died on April 17, 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 23rd 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.

TRUDY WILLIAMS
Personal Representative

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

Estate No. 129565
145566 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE H BOURNE

Notice is given that Michael Hansborough, whose address is 245 Hawaii Avenue NE, Washington, DC 20011, was on September 19, 2023 appointed Personal Representative of the estate of Yvonne H Bourne, who died on August 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 19th 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.

MICHAEL HANSBOROUGH
Personal Representative

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

Estate No. 130713
145521 (9-28,10-5,10-12)

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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

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145452

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

LEGALS

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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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145459

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

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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

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145453

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

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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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145460

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

LEGALS

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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

 **ALEX COOPER**
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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

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www.alexcooper.com

145463

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

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARMANDO T. PUNSALAN

Notice is given that Jenalyn Punsalan, whose address is 14103 Waggaman Ave, Laurel, MD 20707, was on August 2, 2023 appointed Personal Representative of the estate of Armando T. Punsalan, who died on February 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 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, 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.

JENALYN PUNSALAN
Personal Representative

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

Estate No. 129279
145555 (10-5,10-12,10-19)

TRACY DuPREE DAVIS
THE LAW OFFICE of
TRACY DuPREE DAVIS, LLC
14616 Friendlywood Road, Suite 100
Burtonsville, MD 20866
301-502-4549

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCUS ALLEN

Notice is given that Loretta Graham, whose address is 8117 Gold Cup Lane, Bowie, MD 20715, was on May 5, 2023 appointed Personal Representative of the estate of Marcus Allen, 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 5th 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, 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.

LORETTA GRAHAM
Personal Representative

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

Estate No. 129204
145556 (10-5,10-12,10-19)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECILE R CROTEAU

Notice is given that Denise A Long, whose address is 5301 55th Place, Riverdale, MD 20737, was on September 11, 2023 appointed personal representative of the small estate of Cecile R Croteau who died on June 29, 2022 with a will.

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

All persons having any objection to the appointment 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.

DENISE A LONG
Personal Representative

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

Estate No. 130344
145546 (10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM C ROLLINGS SR

Notice is given that Joann Rollings, whose address is 11803 Lisborough Road, Bowie, MD 20720, was on July 10, 2023 appointed personal representative of the small estate of William C Rollings Sr, who died on April 10, 2023 without a will.

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

All persons having any objection to the appointment 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.

JOANN ROLLINGS
Personal Representative

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

Estate No. 129891
145547 (10-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AKINDEJI S AGARAH

Notice is given that Moses Olateru, whose address is 1616 Golf Course Drive, Bowie, MD 20721, was on September 22, 2023 appointed personal representative of the small estate of Akindeji S Agarah, who died on August 6, 2023 without a will.

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

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

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

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

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

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

MOSES OLATERU
Personal Representative

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

Estate No. 130769
145548 (10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KERRIS ANN-MARIE JENNINGS

Notice is given that Kimberly Harris, whose address is 7716 Acrocmia Drive, Hanover, MD 21076, was on September 20, 2023 appointed personal representative of the small estate of Kerris Ann-Marie Jennings, who died on July 26, 2023 without a will.

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

KIMBERLY HARRIS
Personal Representative

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

Estate No. 130243
145549 (10-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA BERNADETTE JENKINS

Notice is given that Thomas E Jenkins Jr, whose address is 9500 Temple Hill Road, Clinton, MD 20735, was on September 21, 2023 appointed personal representative of the small estate of Angela Bernadette Jenkins, who died on June 19, 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.

THOMAS E JENKINS 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. 130412
145550 (10-5)

**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 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.

**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)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL EUGENE RAY SR

Notice is given that Marcia Earle-Ray, whose address is 4846 66th Avenue, Hyattsville, MD 20784, was on May 26, 2023 appointed personal representative of the small estate of Michael Eugene Ray Sr, who died on April 5, 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.

MARCIA EARLE-RAY
Personal Representative

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

Estate No. 129368
145552 (10-5)

**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.

EARSIE 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
SHEILA NICOLE VINSON

Notice is given that Daja Vinson, whose address is 6200 Auth Rd, Suitland, MD 20746, was on September 20, 2023 appointed Personal Representative of the estate of Sheila Nicole Vinson, who died on September 12, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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.

DAJA VINSON
Personal Representative

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

Estate No. 130735
145522 (9-28,10-5,10-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOU DAVIS

Notice is given that Aaron Bellamy, whose address is 2215 Herring Creek Dr, Accokeek, MD 20607, was on September 19, 2023 appointed Personal Representative of the estate of Mary Lou Davis, who died on January 9, 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 19th 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.

AARON BELLAMY
Personal Representative

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

Estate No. 130336
145524 (9-28,10-5,10-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA BERNADETTE JENKINS

Notice is given that Thomas E Jenkins Jr, whose address is 9500 Temple Hill Road, Clinton, MD 20735, was on September 21, 2023 appointed personal representative of the small estate of Angela Bernadette Jenkins, who died on June 19, 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.

THOMAS E JENKINS 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. 130412
145550 (10-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOLORES CUTIS SNYDER

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