

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARLOS DEWARYN SCRUGGS**

Notice is given that Argretta C Scruggs, whose address is 7730 Harkins Rd #813, Lanham, MD 20703, was on February 7, 2024 appointed Personal Representative of the estate of Carlos Dewaryn Scruggs, who died on January 30, 2024 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 7th day of August, 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.

ARGRETTA C SCRUGGS
Personal Representative

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

Estate No. 132277
146554 (2-22,2-29,3-7)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ANN SMITH MASON**

Notice is given that Juanita Thompson, whose address is 7300 Greeley Rd, Hyattsville, MD 20785, was on February 6, 2024 appointed Personal Representative of the estate of Barbara Ann Smith Mason, who died on November 7, 2023 without a will.

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

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

JUANITA THOMPSON
Personal Representative

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

Estate No. 132249
146555 (2-22,2-29,3-7)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IVEY RAY BRYANT**

Notice is given that Germain Bryant, whose address is 3589 Holborn Place, Frederick, Maryland 21704, was on February 1, 2024 appointed Personal Representative of the estate of Ivey Ray Bryant, who died on March 24, 2023 without a will.

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

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

GERMAIN BRYANT
Personal Representative

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

Estate No. 131848
146526 (2-15,2-22,2-29)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES E MCCLELLAND SR**

Notice is given that Regina K McClelland, whose address is 9207 Cheltenham Drive, Brandywine, Maryland 20613, was on February 5, 2024 appointed Personal Representative of the estate of James E McClelland Sr who died on September 27, 2023 with a will.

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

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

REGINA K MCCLELLAND
Personal Representative

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

Estate No. 131633
146510 (2-15,2-22,2-29)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD CLAUDELL PRATT**

Notice is given that Margaret Lomax, whose address is 1015 Agri-copia Drive, La Plata, MD 20646, was on February 1, 2024 appointed Personal Representative of the estate of Edward Claudell Pratt who died on January 7, 2024 with a will.

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

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

MARGARET LOMAX
Personal Representative

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

Estate No. 132200
146511 (2-15,2-22,2-29)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARY EDSSEL COOPER**

Notice is given that SUSAN ANN LADUE, whose address is 38210 Zane Court, Mechanicsville, MD 20659, was on February 1, 2024 appointed Personal Representative of the estate of Gary Edsel Cooper who died on December 6, 2023 with a will.

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

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

SUSAN ANN LADUE
Personal Representative

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

Estate No. 132006
146512 (2-15,2-22,2-29)

LEGALS

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

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

**6214 BALTIC STREET
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 23, 2008 and recorded in Liber 30068, Folio 686, among the Land Records of Prince George's County, Maryland, with a maximum principal balance of, and an interest rate of 6.970%, 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

MARCH 5, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146488 (2-15,2-22,2-29)

LEGALS

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

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

**10203 FORESTGROVE LANE
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated April 23, 2007 and recorded in Liber 27748, Folio 197, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,500.00, and an interest rate of 2.000%, 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

MARCH 5, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$54,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146489 (2-15,2-22,2-29)

LEGALS

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

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

**5503 KAREN ELAINE DRIVE # 1125
NEW CARROLLTON, MD 20784**

By authority contained in a Deed of Trust dated April 9, 2007 and recorded in Liber 28620, Folio 314, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 5, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,100.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146490 (2-15,2-22,2-29)

The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

ADIA BURNS;
HOMESIDE LENDING, INC.
CITIBANK, FSB
PRINCE GEORGE'S COUNTY,
MARYLAND

Plaintiff

vs.

Geoffrey Gatambia, and
Lucy W. Gatambia, and
State Employees Credit Union of
MD., Inc., Lender, and
Kevin Kesecker, Trustee, and
James C. Smith, III, Trustee, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County, Maryland known
as:

705 Castlewood Pl
Upper Marlboro, MD 20774

Legal Description: 9,500 Sq. Ft. & Imps.
New Orchard Estate Lot 15 Blk A
Property Account ID: 13-1396381
Deed Ref.: 17675/427
Assessed to: Gatambia, Geoffrey &
Lucy W.,

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000807

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

PLAT ONE 13,747 SQ FT & IMPS
WILLOW HILLS- RESU LOT 43
BLK B-B Assmt \$312,267 Lib and FI
32610/305 and assessed to ADIA
BURNS, also known as 7804
OMEGA CT, HYATTSVILLE MD
20785 Tax Account No. 18-2120541.

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

It is thereupon this 20th day of
February, 2024, by the Circuit Court
for Prince George's County:

ORDERED, That notice be given
by the insertion of a copy of this
Order in some newspaper having a
general circulation in Prince
George's County once a week for
three (3) successive weeks on or be-
fore the 15th day of March, 2024,
warning all persons interested in the
property to appear in this Court by the
23rd day of April, 2024 and rede-
em the property described above
and answer the Complaint or there-
after a Final Judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the Plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146580 (2-29,3-7,3-14)

File No. 23-PG-RT-1020

ORDER OF PUBLICATION

RTL-F-MD, LLC
c/o William M. O'Connell, Esquire
Law Office of William M. O'-
Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Geoffrey Gatambia, and
Lucy W. Gatambia, and
State Employees Credit Union of
MD., Inc., Lender, and
Kevin Kesecker, Trustee, and
James C. Smith, III, Trustee, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County, Maryland known
as:

705 Castlewood Pl
Upper Marlboro, MD 20774

Legal Description: 9,500 Sq. Ft. & Imps.
New Orchard Estate Lot 15 Blk A
Property Account ID: 13-1396381
Deed Ref.: 17675/427
Assessed to: Gatambia, Geoffrey &
Lucy W.,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-24-000698

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County, Maryland and described as:

**705 Castlewood Pl. Upper Marl-
boro, MD 20774**

Legal Description: 9,500 Sq. Ft. & Imps.
New Orchard Estate Lot 15 Blk A
Property Account ID: 13-1396381
Deed Ref.: 17675/427
Assessed to: Gatambia, Geoffrey &
Lucy W.

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 12th day of Feb-
ruary, 2024, 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 newspaper having a gen-
eral circulation in Prince George's
County once a week for three suc-
cessive weeks, before the 15th day
of March, 2024, warning all persons
interested in the said properties to
be and appear in this Court by the
23rd day of April, 2024 and redeem
the Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146534 (2-15,2-22,2-29)

LEGALS

File No. 23-PG-RT-1113

ORDER OF PUBLICATION

RTL-F-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'-
Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Thomas Kenneth Windsor, and
Marion Elizabeth Kaline, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County and known as:

**5910 Spell Road
Clinton, MD 20735**

Legal Description: 10,350 Sq.Ft. &
Imps. Walden Woods Lot 7 Blk A
Property Account ID: 09-0989608
Deed Ref.: 28073/463
Assessed to: Windsor, Thomas K. &
Marion E. Kalin,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-24-000853

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County and described as:

**5910 Spell Road, Clinton, MD
20735**

Legal Description: 10,350 Sq.Ft. &
Imps. Walden Woods Lot 7 Blk A
Property Account ID: 09-0989608
Deed Ref.: 28073/463
Assessed to: Windsor, Thomas K. &
Marion E. Kalin

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

It is thereupon this 20th day of
February, 2024, 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 gen-
eral circulation in Prince George's
County once a week for three suc-
cessive weeks, before the 15th day
of March, 2024, warning all persons
interested in the said properties to
be and appear in this Court by the
23rd day of April, 2024 and redeem
the Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146583 (2-29,3-7,3-14)

File No. 23-PG-RT-1080

ORDER OF PUBLICATION

RTL-F-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'-
Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Collette Sayles, Trustee
for the Collette Sayes Revocable
Trust, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County and known as:

**1713 Silverbell Circle, Unit 96
Bowie, MD 20721**

Legal Description: 1907 Sq. Ft. &
Imps. Woodview Village W Unit 96
Property Account ID: 13-3258837
Deed Ref.: 30998/106
Assessed to: Sayles Collette Revoca-
ble Trust,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-24-000851

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County and described as:

**1713 Silverbell Circle, Unit 96
Bowie, MD 20721**

Legal Description: 1907 Sq. Ft. &
Imps. Woodview Village W Unit 96
Property Account ID: 13-3258837
Deed Ref.: 30998/106
Assessed to: Sayles Collette Revoca-
ble Trust

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

It is thereupon this 20th day of
February, 2024, 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 gen-
eral circulation in Prince George's
County once a week for three suc-
cessive weeks, before the 15th day
of March, 2024, warning all persons
interested in the said properties to
be and appear in this Court by the
23rd day of April, 2024 and redeem
the Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146581 (2-29,3-7,3-14)

File No. 23-PG-RT-1100

ORDER OF PUBLICATION

RTL-F-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'-
Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Lillian M. Tompkins, and her suc-
cessors, as Trustee of the Lillian M.
Tompkins Revocable Trust dated
4/16/2013, for the benefit of Lillian
M. Tompkins, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County and known as:

**16035 Dorset Road
Laurel, MD 20707**

Legal Description: Phase 6 Unit 159
3,156 Sq.Ft. & Imps. Cromwell Sta-
tion Lot 159
Property Account ID: 10-1091438
Deed Ref.: 34850/234
Assessed to: Tompkins Lillian M
Revocable TR,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-24-000852

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County and described as:

**16035 Dorset Road, Laurel, MD
20707**

Legal Description: Phase 6 Unit 159
3,156 Sq.Ft. & Imps. Cromwell Sta-
tion Lot 159
Property Account ID: 10-1091438
Deed Ref.: 34850/234
Assessed to: Tompkins Lillian M
Revocable TR

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

It is thereupon this 20th day of
February, 2024, 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 gen-
eral circulation in Prince George's
County once a week for three suc-
cessive weeks, before the 15th day
of March, 2024, warning all persons
interested in the said properties to
be and appear in this Court by the
23rd day of April, 2024 and redeem
the Property, and answer the Com-
plaint, or thereafter a final judgment
will be rendered foreclosing all
rights of redemption in this Prop-
erty and vesting in the Plaintiff a
title, free and clear of all encum-
brances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146582 (2-29,3-7,3-14)

LEGALS

File No. 23-PG-RT-1110

ORDER OF PUBLICATION

RTL-F-MD, LLC
c/o William M. O'Connell, Esquire
Law Office of William M. O'-
Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Edna Faye Williams, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County, Maryland known
as:

**145 Riverhaven Drive, Unit 218
Oxon Hill, MD 20745**

Legal Description: Unit 218 Parking
Space A137, A138, B118 Storage Units
37, 47, 1,000 Sq.Ft. & Imps. The Haven
Condominium
Property Account ID: 12-5621688
Deed Ref.: 41910/192
Assessed to: Williams, Edna Faye,

Defendants

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-24-000700

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County, Maryland and described as:

**145 Riverhaven Drive, Unit 218,
Oxon Hill, MD 20745**

Legal Description: Unit 218 Parking
Space A137, A138, B118 Storage Units
37, 47, 1,000 Sq.Ft. & Imps. The Haven
Condominium
Property Account ID: 12-5621688
Deed Ref.: 41910/192
Assessed to: Williams, Edna Faye

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 12th day of Feb-
ruary, 2024, 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 newspaper having general
circulation in Prince George's County
once a week for three successive
weeks, before the 8th day of March,
2024, warning all persons interested
in the said properties to be and ap-
pear in this Court by the 16th day of
April, 2024, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of
redemption in this Property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146535 (2-15,2-22,2-29)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**104 FARMINGTON ROAD WEST
ACCOKEEK, MD 20607**

By authority contained in a Deed of Trust dated July 29, 2010 and recorded in Liber 31916, Folio 191, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$74,000.00, and an interest rate of 4.375%, 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

MARCH 19, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the afore-
said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any condi-
tions, restrictions, easements and agreements of record affecting same
with no warranty of any kind. A deposit of \$6,000.00 by certified funds
only (no cash accepted) required at time of auction. Balance of the pur-
chase price to be paid within 10 days of ratification of sale by the Court,
with interest at the note rate from date of sale to settlement. If settle-
ment is delayed for ANY reason, there shall be no abatement of interest
or taxes. All private utility, water and sewer facilities charges, front foot
benefit payments, ground rent, or condo/HOA assessments, not other-
wise divested by ratification of the sale are payable by purchaser with-
out adjustment. Real estate taxes and all other public charges, or
assessments, to be adjusted as of date of sale. Transfer and recordation
taxes, and all other costs incident to settlement, shall be borne by pur-
chaser. Purchaser shall be responsible for obtaining physical possession of
the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement
within ten days of ratification, or otherwise fails to comply with the
terms of sale, the Trustee may declare the entire deposit forfeited and
resell the property at the risk and expense of defaulting purchaser, who
agrees to pay reasonable attorneys' fees and costs if a motion to resell
the property has been filed, purchaser waives personal service of any
paper filed in connection with such motion, and agrees to accept service
of any such paper by regular mail to the address provided at time of
sale. If the Trustee cannot convey insurable title, or the loan servicer
determines that the sale should not have occurred, the sale shall be null
and void, and purchaser's sole remedy shall be the return of deposit
without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146576

(2-29,3-7,3-14)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9103 FOWLER LANE
LANHAM, MD 20706**

By authority contained in a Deed of Trust dated March 26, 2008 and recorded in Liber 30111, Folio 219, modified by Loan Modification Agreement recorded on September 7, 2021, at Liber No. 46110, Folio 1, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,200.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 5, 2024 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-
said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any condi-
tions, restrictions, easements and agreements of record affecting same
with no warranty of any kind. A deposit of \$15,000.00 by certified funds
only (no cash accepted) required at time of auction. Balance of the pur-
chase price to be paid within 10 days of ratification of sale by the Court,
with interest at the note rate from date of sale to settlement. If settle-
ment is delayed for ANY reason, there shall be no abatement of interest
or taxes. All private utility, water and sewer facilities charges, front foot
benefit payments, ground rent, or condo/HOA assessments, not other-
wise divested by ratification of the sale are payable by purchaser with-
out adjustment. Real estate taxes and all other public charges, or
assessments, to be adjusted as of date of sale. Transfer and recordation
taxes, and all other costs incident to settlement, shall be borne by pur-
chaser. Purchaser shall be responsible for obtaining physical possession of
the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement
within ten days of ratification, or otherwise fails to comply with the
terms of sale, the Trustee may declare the entire deposit forfeited and
resell the property at the risk and expense of defaulting purchaser, who
agrees to pay reasonable attorneys' fees and costs if a motion to resell
the property has been filed, purchaser waives personal service of any
paper filed in connection with such motion, and agrees to accept service
of any such paper by regular mail to the address provided at time of
sale. If the Trustee cannot convey insurable title, or the loan servicer
determines that the sale should not have occurred, the sale shall be null
and void, and purchaser's sole remedy shall be the return of deposit
without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146491

(2-15,2-22,2-29)

LEGALS

Jennifer I. Brandi
5303 Baltimore Avenue
Hyattsville, MD 20781
301-699-3100

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
AMUSAN O AKINBOBOLA

Notice is given that Ronke R Ak-inbobola, whose address is 605 64th Place, Capitol Heights, MD 20743, was on February 15, 2024 appointed Personal Representative of the estate of Amusan O Akinbobola, who died on August 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 15th day of August, 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.

RONKE R AKINBOBOLA
Personal Representative

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

Estate No. 132363
146655 (2-29,3-7,3-14)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BERTHA SIMMS

Notice is given that Latasia Simms, whose address is 2319 White Owl Way, Suitland, MD 20746, was on February 20, 2024 appointed Personal Representative of the estate of Bertha Simms, who died on September 18, 2023 without a will.

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

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

LATASIA SIMMS
Personal Representative

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

Estate No. 132408
146656 (2-29,3-7,3-14)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MADIA FRANCES TERRY**
Estate No.: 132084

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Desiree Davis 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 **March 27, 2024 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

146601 (2-29,3-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MALCOLM WARDELL WALKER

Notice is given that Ronald W Walker, whose address is 16030 Almond Sunset Lane, Brandywine, MD 20613, and Ruthie Jackson Horton, whose address is 479 Carolina Bay Trail, Monetta, SC 29105 were on January 29, 2024 appointed Co-Personal Representatives of the estate of Malcolm Wardell Walker, who died on December 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 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 29th day of July, 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.

**RONALD W WALKER
RUTHIE JACKSON HORTON**
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. 132044
146557 (2-22,2-29,3-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHERMAN ALLEN WHITE

Notice is given that Sheronda C Payne-Phillips, whose address is 6360 Stonewain Court, Fort Washington, MD 20744, was on February 5, 2024 appointed personal representative of the small estate of Sherman Allen White, who died on September 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 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.

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

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

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

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

SHERONDA C PAYNE-PHILLIPS
Personal Representative

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

Estate No. 131204
146501 (2-15)

LEGALS

NOTICE

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

vs. Plaintiffs
Charles E. Lynch
Defendant

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

CIVIL NO. C-16-CV-23-000709

ORDERED, this 20th day of February, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6810 Pickett Drive, Suitland, Maryland 20746 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 20th day of March, 2024 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 20th day of March, 2024, next.

The report states the amount of sale to be \$234,000.00.

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

146590 (2-29,3-7,3-14)

LEGALS

**THIS IS A COURT ORDER.
IF YOU DO NOT
UNDERSTAND WHAT THE
ORDER SAYS, BE SURE TO
HAVE SOMEONE EXPLAIN IT
TO YOU.**

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

**SITTING AS A JUVENILE
COURT**

**In Re Guardianship Of:
KASSIDY ANGEL M.**

Case No.: TPR 22-0009

CROSS REFERENCE WITH:
CINA 21-0002

**NOTICE BY PUBLICATION
TO FATHER**

To: John Doe

Relationship: Father

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number TPR-22-0009. All persons who believe themselves to be the parents of a female child born on the 6th day of November 2020, at Holy Cross Hospital in Montgomery County, Maryland to Brittany Beckham, natural mother, aged 20 years old at time of birth, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit

146664 (2-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**PAMELA UGONNA NNAOMA
AKA: PAMELA NNAOMA,
PAMELA OJI**

Notice is given that Linda Mericle, whose address is 7875 Belle Point Drive, Greenbelt, MD 20770, was on January 30, 2024 appointed Successor Personal Representative of the estate of Pamela Ugonna Nnaoma AKA: Pamela Nnaoma, Pamela Oji, who died on May 17, 2019 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 successor 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 July, 2024.

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

LINDA MERICLE
Successor Personal Representative

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

Estate No. 113822
146657 (2-29,3-7,3-14)

NOTICE

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

vs.

Corey E. Quaintance
15102 Casimir Road
Brandywine, MD 20613
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002871**

Notice is hereby given this 23rd day of February, 2024, 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 25th day of March, 2024, 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 25th day of March, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$459,000.00. The property sold herein is known as 15102 Casimir Road, Brandywine, MD 20613.

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

146659 (2-29,3-7,3-14)

NOTICE

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

vs.

Mildred Charles
13107 Ripon Place
Upper Marlboro, MD 20772
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-004482**

Notice is hereby given this 20th day of February, 2024, 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 March, 2024, 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 March, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$318,356.87. The property sold herein is known as 13107 Ripon Place, Upper Marlboro, MD 20772.

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

146585 (2-29,3-7,3-14)

LEGALS

NOTICE

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

vs.

Brenda Mattox
14000 New Acadia Lane, #305
Upper Marlboro, MD 20774
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-005173**

Notice is hereby given this 20th day of February, 2024, 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 March, 2024, 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 March, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$215,000.00. The property sold herein is known as 14000 New Acadia Lane, #305, Upper Marlboro, MD 20774.

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

146586 (2-29,3-7,3-14)

LEGALS

NOTICE

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

vs.

Jamal H. Fuller
AND
Brandy H. Fuller

9815 Doubletree Lane
Springdale, MD 20774
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-22-000113**

Notice is hereby given this 20th day of February, 2024, 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 March, 2024, 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 March, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$400,000.00. The property sold herein is known as 9815 Doubletree Lane, Springdale, MD 20774.

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

146587 (2-29,3-7,3-14)

NOTICE

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

vs.

Jasmine McRoy
aka Jasmine Dessarae McRoy,
Personal Representative for the Estate of Christopher F. Jones
12809 Marcia Place
Clinton, MD 20735
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002569**

Notice is hereby given this 20th day of February, 2024, 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 March, 2024, 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 March, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$319,000.00. The property sold herein is known as 12809 Marcia Place, Clinton, MD 20735.

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

146588 (2-29,3-7,3-14)

NOTICE

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

vs.

Nathaniel Risch, Personal Representative for the Estate of
Pearl B. Barnes
409 Millwood Drive
Capitol Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-005120**

Notice is hereby given this 20th day of February, 2024, 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 March, 2024, 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 March, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$400,000.00. The property sold herein is known as 409 Millwood Drive, Capitol Heights, MD 20743.

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

146589 (2-29,3-7,3-14)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JEROME HOWARD**
Estate No.: 126194

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Elizabeth H. Johnson 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 **April 9, 2024 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

146603 (2-29,3-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:<

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, MARCH 12, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, March 12, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individual to the Prince George's County Commission for Women:

Ms. SheShuana N. Davis Appointment
Replacing: Deborah C. Wilder
Term Expiration: May 1, 2025

Appointment of the following individual as Director, Prince George's County Department of Corrections:

Mr. Terence K. Clark

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**
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146660 (2-29,3-7)

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
PRELIMINARY DECISION TO GRANT CATEGORICAL
EXCLUSION (CE # 620)**

Project Name/Number: Karla Lane Water Main Replacement
DWBL -1062 - 251. Project Applicant:
Washington Suburban Sanitary
Commission
Project Location/County: Fort Washington area, Prince George's
County
Total Project Cost/Loan: \$5,280,000 / \$5,280,000
Project Description:

The proposed project involves the replacement of the aging water distribution system in the Fort Washington area in Prince George's County. The existing water distribution system has exceeded its useful life and is experiencing failures and leaks. The deteriorated water distribution system is in need of replacement. The proposed improvements will provide residents with safe and adequate drinking water, including fire protection.

The Washington Suburban Sanitary Commission has applied for financial assistance from the Maryland Department of the Environment's State Revolving Loan Fund for the proposed project as described above. In accordance with requirements for complying with the State Environmental Review Process (SERP) under COMAR 26.03.11 for such assistance, a review has been performed by the Department on the applicant's request for a Categorical Exclusion from a comprehensive environmental review under SERP. The Department has determined that the proposed project qualifies for a Categorical Exclusion pursuant to COMAR 26.03.11.04 because the project constitutes functional replacement of equipment or structures. This determination is based on a careful review of the supporting documentation provided by the applicant and other documents available to the Department. In concert with this preliminary determination, the Department has also found the project to be consistent with the Maryland Economic Growth, Resource Protection, and Planning Policy in accordance with Executive Order 01.01.1992.27, and Maryland's Smart Growth and Neighborhood Conservation Policy, in accordance with Executive Order 01.01.1998.04.

As a result of the above determination, the applicant will not need to prepare and/or finalize an Environmental Information Document, and the Department is prepared to approve the applicant's request for financial assistance without further environmental review.

Comments supporting or disagreeing with the above preliminary decision may be submitted for consideration by writing to:

Rajiv Chawla, Division Chief
Region I Project Management Division
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230

After evaluating any comments received, the Department will make a final decision no sooner than 20 calendar days from the date of this notice. No administrative action will be taken with respect to this proposal during this timeframe.

Walid Saffouri, PE., Program Administrator
Engineering & Capital Projects Program

146658 (2-29)

LEGALS

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

A Public Hearing for Ordinance O-1-24 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2023, and Ending June 30, 2024, As Embodied in Ordinance O-5-23, And Amended By O-11-23 To Appropriate Funds for the Purchase of a Pickup Truck for Community Services and to Increase the Appropriation for the Emergency Operations Center, is scheduled to be held at 8:00 p.m., Monday, March 4, 2024. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony/comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony/comments is 7:00 p.m., Monday, March 4, 2024. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

146591 (2-29)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, MARCH 5, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, March 5, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

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

Ms. Arnicia V. Arrington Appointment
Replacing: Lanta Evans-Motte
Term Expiration: May 1, 2027

Ms. Erin N. Barrett Appointment
Replacing: Beatrice Rodgers
Term Expiration: May 1, 2025

Ms. Bethania S. Gonzales Appointment
Replacing: Maria Ivonne Rivera
Term Expiration: May 1, 2025

Ms. Mychael M. Robinson Appointment
Replacing: Jamie Wiesner
Term Expiration: May 1, 2026

Appointment of the following individuals to the Prince George's County Parks and Recreation Advisory Board:

Ms. Jocelyn H. Alexander Appointment: South Area
Replacing: Tiana M. Woods
Term Expiration: 6/30/2025

Ms. Patricia P. Bobbitt Appointment: North Area
Replacing: Kristen Franklin
Term Expiration: 6/30/2027

Mr. Sean A. Floyd Appointment: Central Area
Replacing: Belinda Queen
Term Expiration: 6/30/2027

Ms. Regina N. Gibbons Appointment: South Area
(Withdrawn) Replacing: Michael Davenport
Term Expiration: 6/30/2026

Ms. Harryette Y. Irving Appointment: At Large
Replacing: Rose E. Greene Colby
Term Expiration: 6/30/2027

Ms. Oladunni M. Oni Appointment: North Area
Replacing: Gregory McNair
Term Expiration: 6/30/2025

Mr. Kelvin E. Smith Appointment: South Area
Replacing: Michael Davenport
Term Expiration: 6/30/2027

Ms. Gloria D. Snowden Appointment: North Area
Replacing: Gabriella Navarro
Term Expiration: 6/30/2026

Ms. Rochelle C. Thompson Appointment: Central Area
Replacing: Dr. Lisa Hayes
Term Expiration: 6/20/2026

Ms. Betty Tingle Appointment: Central Area
Replacing: Vacant
Term Expiration: 6/30/2025

Ms. Tamara SJ Williams Appointment: At Large
Replacing: Kent Roberson
Term Expiration: 6/30/2026

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**
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146569 (2-22,2-29)

LEGALS



**NOTICE OF PUBLIC HEARING
DH 24-01
CODIFICATION OF CITY CODE**

Join us at a pivotal moment for District Heights! The Mayor and Commission present a crucial Ordinance for adopting a refined city code in Maryland. This initiative streamlines laws, enhancing clarity and accessibility. Attend the Public Hearing on March 7, 2024, at 7:00 p.m., in person or virtually on YouTube. Find the virtual meeting link on the District Heights TV website page.

Obtain a copy of the Fence Ordinance at the City Clerk's Office, 2000 Marbury Drive, District Heights, Maryland 20747 or online at www.districtheights.org/home/events/13141

146568 (2-22,2-29)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

EULALIA ROBINSON
vs.
KENDRA GREEN

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-FM-23-005305

ORDERED, ON THIS 6th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Kendra Green is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendant and stating that the Defendant's last known address is: 1624 Golf Course Dr Mitchellville, MD 20721, and therefore it is;

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

By posting notice in a newspaper or publication at least once a week in each of three successive weeks in a newspaper of general circulation within the county and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 7th day of March, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, KENDRA GREEN, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 6TH day of APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146484 (2-15,2-22,2-29)

LEGALS

Krista N. Robertson, Esq.
WardChisholm, LLP
4520 East-West Highway, Suite 650
Bethesda, Maryland 20814
301-986-2200

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID A. DICKINSON
A/K/A DAVID ARTHUR DICKINSON

Notice is given that Aleshia Jackson, whose address is 4906 Newton Avenue North, Minneapolis, Minnesota 55430, was on February 1, 2024 appointed Personal Representative of the estate of David A. Dickinson a/k/a David Arthur Dickinson who died on October 28, 2023 with a will.

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

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

ALESHIA JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132197
146507 (2-15,2-22,2-29)

**ORDER OF PUBLICATION
BY POSTING**

ADELAIDE ANINAGYEI
vs.
OLIVER HARRIS-SHORTT

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-23-005485

ORDERED, ON THIS 9th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, OLIVER DEVON HARRIS-SHORTT is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Twelve Month Separation and stating that the Defendant's last known address is 13206 Muscovy Court, Upper Marlboro, Md 20774-7039, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 10th day of March, 2024; and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, OLIVER DEVON HARRIS-SHORTT, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

ORDERED, said posting to be completed by the 10th day of March , 2024; and it is further

ORDERED, THAT THE DEFENDANT, OLIVER DEVON HARRIS-SHORTT, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 9th DAY OF APRIL, 2024 , MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146530 (2-15,2-22,2-29)

**ORDER OF PUBLICATION
BY POSTING**

MASON
vs.
PATTERSON

In the Circuit Court for
Prince George's County, Maryland
Case No. CAD12-16912
Other Reference Number(s):
CADV16-26303; CADV16-28765;
CADV16-28766; CADV16-34892;
CADV19-12718; CADV19-14252

ORDERED, ON THIS 6th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Plaintiff, UNQUIKA MASON, is hereby notified that the Defendant, has filed a PETITION FOR CONTEMPT and stating that the Plaintiffs last known address is 2804 ASHMONT TERRACE, SILVER SPRING, MD 20906, and therefore it is;

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

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

ORDERED, said posting to be completed by the 7th day of March, 2024, and it is further;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 7th day of March, 2024, and it is further;

ORDERED that the PLAINTIFF, UNQUIKA MASON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 6th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146487 (2-15,2-22,2-29)

LEGALS

**Notice of Relocation
of Human Remains from Burial Site**

TO: All persons who are Heirs, Legatees, Devises and/or Descendants of William Frank Crayle, Sr. who is buried in Fort Lincoln Cemetery.

Notice is hereby given that the Maryland States Attorney's office has been asked to grant authorization for the human remains of William Frank Crayle, Sr. to be disinterred from Fort Lincoln Cemetery located at 3401 Bladensburg Road, Brentwood, Maryland from the Historic Mausoleum FCT T. Jefferson #2, Row 7, Crypt E and reinterred to Hillsboro Cemetery located at 37125 Charles Town Pike, Hillsboro, VA in Section 359, Plot 6 beside his loving wife, Donna Lee Crayle.

The family has relocated to Virginia and recently laid Mrs. Crayle to rest at Hillsboro Cemetery where there are several family plots. It was the wishes of Mrs. Crayle and the family to have Mr. Crayle disinterred from Fort Lincoln and reinterred to rest in eternal peace next to his wife at Hillsboro Cemetery.

Any person who wishes additional information may contact Gasch's Funeral Home at 4739 Baltimore Avenue, Hyattsville, MD 20781 or by phone at (301) 927-6100.

146661 (2-29)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

KYPP, LLC
PRINCE GEORGE'S COUNTY,
Maryland

AND

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 3664893, 1.31 ACRES & IMPS YOCHELSON SUB LOT 30 ASSMT #932,800 LIB 29665 FL 655 AND ASSESSED TO KYPP LLC; KNOWN AS 6420 AARON LN, CLINTON, MD 20735.

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-24-000593

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 3664893, 1.31 ACRES & IMPS YOCHELSON SUB LOT 30 ASSMT #932,800 LIB 29665 FL 655 AND ASSESSED TO KYPP LLC; KNOWN AS 6420 AARON LN, CLINTON, MD 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of February, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 1st day of March, 2024, warning all persons interested in the property to appear in this Court by the 9th day of April, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146486 (2-15,2-22,2-29)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

MARCH 6, 2024

- t/a Manokeek Liquors, Nirubean K. Patel, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Manokeek Wine and Spirits Corporation, 7091 Berry Road, Suite B, Accokeek, Maryland 20607. – Request for a Delivery Permit. Represented by Robert Kim, Esquire.
- t/a Laurel Beer, Wine and Spirits, Sukhchain Singh, Managing Member, Harkesh Manocha, Member, Class A, Beer, Wine and Liquor, Laurel Wine and Spirits, LLC, 8501 Cherry Lane, Laurel, Maryland 20707. – Request for a Delivery Permit. Represented by Robert Kim, Esquire.
- t/a Central Avenue Liquors, Dinah Ok Min Chin, Director, Unshuk Chin, President, Nicholas Chin, Vice President, Class A, Beer, Wine and Liquor, Youngtaemin Corporation, 6115 Central Avenue, Capitol Heights, Maryland 20743. – Request for a Delivery Permit.
- Ronald Freckleton, Owner, t/a Junction Jamaica Restaurant, 1527 University Blvd. Hyattsville, Maryland 20783, Class B, Beer and Wine, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County. And R.R. NO. 11 -Purchases by an authorized retailer from an unauthorized source. To wit; on or about Monday, January 2, 2024, at approximately 6:10 p.m., Inspector Kinney of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 1527 University Blvd., Hyattsville, MD. Inspector Kinney observed various bottles of liquor above 15.5% which is not authorized under this license. When Inspector Kinney inquired about the invoices, the manager admitted purchasing from a retailer. 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.

- Rhonda Hall, Managing Member, t/a Ladies 1st Cigars, 402 Coventry Way, Clinton, Maryland 20735, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of RR #58 A(2) and A(5) There shall be employed a sufficient number of chefs and /or cooks to prepare food at all hours that the establishment is open. The licensee shall not deviate from the operating conditions allowed and defined by the Board concerning the operation of the restaurant. The operating conditions of the establishment include but are not limited to the hours of operation, type of menu, availability of food, and the number of tables and chairs provided for patrons. & RR #37(E) Change in Mode of Operation (Permitting smoking in the establishment) To wit: on Thursday, November 30, 2023, at approximately 10:00pm, Inspector Farmer-Johnson of the Board of License Commissioners entered the Ladies First Cigars, located 6402 Coventry Way, Clinton, MD. While inside she ordered food but was advised the chef left and that they had no food to offer. Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. 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. Continued from February 7, 2024, Regular Session Hearing.

Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. 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. Continued from February 7, 2024, Regular Session Hearing.

- Emily Bruno, Managing Member, Julie C. Verratti, Managing Member, Jeffrey Ramirez Managing Member, t/a Denizen Brewery Company, 4550 Van Buren Street Riverdale, Maryland 20737, Class B(DD), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County. To wit; on Saturday, December 9, 2024, at approximately 8:48 pm Inspector Hamilton of the Prince George's County Board of License Commissioners conducted a Routine Inspection at Denizen Brewery Company, located at 4550 Van Buren St., Riverdale Park, MD. 20737. Inspector Hamilton noticed several cases of alcohol with no wholesale labels. At this point, Inspector Hamilton requested to see the store's alcoholic beverage invoices. Upon receipt of the invoices, it was confirmed that the invoices provided was addressed to Denizens Brewing Company, located at 1115 East-West Hwy, Silver Spring, Maryland 20910. The licensee has no previous violation in the past two years. 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, March 6, 2024. 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
February 15, 2024
146566 (2-22,2-29)

LEGALS

NOTICE

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

vs.

Joseph Mcneil, Sr.
Defendant

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

CIVIL NO. CAEF19-33518

ORDERED, this 8th day of February, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4728 Quadrant Street, Capitol Heights, Maryland 20743 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 8th day of March, 2024 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 8th day of March, 2024, next.

The report states the amount of sale to be \$196,000.00.
MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146529 (2-15,2-22,2-29)

LEGALS

ORDER OF PUBLICATION

INFILL HYATTSVILLE, LLC
7201 Wisconsin Avenue, Suite 600
Bethesda, Maryland 20814

vs.

DORIS V. WELCHER
1800 Palmer Road, Apt. 128
Fort Washington, Maryland 20744

and

UNKNOWN OWNER OF PROPERTY
1316 Hill Road, Landover, Map 066, Grid C1, Parcel 000, Acct No. 18-2114288

the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and
THE COUNTY OF PRINCE GEORGE'S
Serve on: Rhonda L. Weaver
County Attorney
1301 McCormick Drive
Suite 4100
Largo, Maryland 20774

And all other persons having or claiming to have an interest in 1316 Hill Road, Landover, Account Number 18-2114288

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-000736

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 1316 Hill Road, Landover, Account Number 18-2114288 and assessed to Doris V. Welcher, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

1316 Hill Road, Landover, District 18, Map 066, Grid C1, Parcel 0000, Acct No.: 2114288

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 13th day of February, 2024, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 8th day of March, 2024, warning all persons interested in said property to be and appear in this Court by the 17th day of April, 2024, to redeem the property, 1316 Hill Road, Landover, Account Number 18-2114288, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, INFILL HYATTSVILLE, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test:
Mahasin El Amin, Clerk
146545 (2-22,2-29,3-7)

LEGALS

ORDER OF PUBLICATION BY POSTING

MICHELLE WILLIAMS
vs.
JESSICA CHAMBLEE

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-006015 Other Reference Number(s): D-05-FM-23-003957

ORDERED, ON THIS 15th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, JESSICA CHAMBLEE, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY, SUPPORT AND OTHER RELIEF and stating that the Defendant's last known address is: 562 Newcomb Street, SE, Washington, DC 20032, and therefore it is;

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

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

ORDERED, said posting to be completed by the 16th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, JESSICA CHAMBLEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146564 (2-22,2-29,3-7)

LEGALS

ORDER OF PUBLICATION BY POSTING

GILDA CERRATO PINEDA

vs.

ROGER RODRIGUEZ CRUZ

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-006301

ORDERED, ON THIS 14th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Roger David Rodriguez Cruz is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS and stating that the Defendant's last known address is: 398 Communipaw Ave, Apt 6, Jersey City, NJ 07304, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 15th day of March, 2024; and it is further;

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

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

ORDERED, said posting to be completed by the 15th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, ROGER DAVID RODRIGUEZ CRUZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146546 (2-22,2-29,3-7)

LEGALS

MECHANIC'S LIEN

2004 INTERNATIONAL 4000 SERIES 4300

VIN: 1HTMMAARX4H655303

Sale to be held 3/9/2024 10:00 AM on the premises of

Branch Ave Auto Auction
7827 Branch Ave Clinton MD 20735

146547 (2-22,2-29)

LEGALS

T. Ryan Wilson
Law Office of T. Ryan Wilson
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
301-509-4496

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM T. POWELL

Notice is given that Kimberly Powell, whose address is 1045 Lake Shore Drive, Mitchellville, MD 20721, was on February 2, 2024 appointed personal representative of the small estate of William T. Powell who died on October 27, 2023 with a will.

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

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

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

- Six months from the date of the decedent's death; or
- 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 POWELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132215

146592 (2-29)

LEGALS

Matthew J. Dyer, Esquire,
#0512130229
PO Box 1299
Upper Marlboro, MD 20773
(301) 627-5844

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY S. WYVILL

Notice is given that Carlton J. Wyvill, Jr., whose address is 7211 Chew Road, Upper Marlboro, MD 20772, was on February 8, 2024 appointed Personal Representative of the estate of Shirley S. Wyvill who died on December 24, 2023 with a will.

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

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

- Six months from the date of the decedent's death; or
- 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.

CARLTON J. WYVILL, 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. 132057

146558 (2-22,2-29,3-7)

William Paul Blackford Esq
513 Benfield Road Suite 302
Severna Park, MD 21146
410-647-6677

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSANNE GERTRUDE FISCHER

Notice is given that Frances C. Garofalo, whose address is 137 Tammany St., Kingston, NY 12401, was on February 8, 2024 appointed Personal Representative of the estate of Rosanne Gertrude Fischer who died on June 8, 2023 with a will.

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

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

- 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
- 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.

FRANCES C. GAROFALO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131229

146559 (2-22,2-29,3-7)

LEGALS

NOTICE

LIVABLE WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY GOVERNMENT SERVICE CONTRACTS

In accordance with Prince George's County Council Bill 1-2003, the minimum livable wage rate for Fiscal Year 2025 has been established at the rate of \$17.10 per hour. This new rate will be effective July 1, 2024, to June 30, 2025. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Wage Determination Board at 301-883-6255 or by email at Livablewage@co.pg.md.us

146572 (2-29)

Jose L. Espejo Esq.
7811 Montrose Rd, Suite 400
Rockville, MD 20850
301-251-1180

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAURICIO FABIAN CARRERA

Notice is given that Victor H Sierra, whose address is 4707 Connecticut Avenue NW Apt 405, Washington, DC 20008, was on November 15, 2023 appointed personal representative of the small estate of Mauricio Fabian Carrera who died on August 3, 2023 with a will.

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

All persons having any objection to the appointment 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:

- Six months from the date of the decedent's death; or
- 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.

VICTOR H SIERRA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131194

146593 (2-29)

ANTHONY S CARDUCCI
2 Wisconsin Circle Place Suite 700
Chevy Chase, MD 20815
1-888-628-2220

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MATTHEW C CAMARDESE

Notice is given that Joseph E Camardese, whose address is 14612 Shiloh Court Apt.X3, Laurel, MD 20708, was on January 17, 2024 appointed personal representative of the small estate of Matthew C Camardese, who died on November 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 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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS FRANCIS BRODERICK

Notice is given that Nancy C Munroe, whose address is 209 Pine Street, Stoughton, MA 02072, was on January 12, 2024 appointed Personal Representative of the estate of Thomas Francis Broderick who died on February 28, 2023 with a will.

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

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

NANCY C MUNROE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129558
146516 (2-15,2-22,2-29)

Matthew J. Dyer, Esquire,
#0512130229
P.O. Box 1299
Upper Marlboro, MD 20773
(301) 627-5844

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEROY LAFAYETTE MILLS

Notice is given that Robin A Collick, whose address is 16806 Village Drive West, Upper Marlboro, MD 20772, was on February 5, 2024 appointed Personal Representative of the estate of Leroy Lafayette Mills, who died on October 18, 2023 without a will.

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

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

ROBIN A COLLICK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132097
146519 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE MATTIE PUGH

Notice is given that Helen M Quander-Williford, whose address is 3603 Dunlap Street, Temple Hills, Maryland 20748, was on January 31, 2024 appointed Personal Representative of the estate of Katherine Mattie Pugh, who died on October 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 31st day of July, 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.

HELEN M QUANDER-WILLIFORD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131462
146524 (2-15,2-22,2-29)

Diane Thompson-Bouknight
1618 Winesapp Drive
Odenton, MD 21113
301-437-4019

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENARD JOSEPH SOUTHALL

Notice is given that Bonita Truesdale, whose address is 16 Bristow Station Road, Taneytown, MD 21787, was on January 30, 2024 appointed Personal Representative of the estate of Denard Joseph Southall, who died on November 29, 2021 without a will.

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

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

BONITA TRUESDALE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123941
146518 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH VON BARGEN

Notice is given that Barbara White Morton, whose address is 6279 Woodcrest Drive, Ellicott City, MD 21043, was on February 1, 2024 appointed Personal Representative of the estate of Kenneth Von Bargen who died on January 14, 2024 with a will.

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

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

BARBARA WHITE MORTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132195
146513 (2-15,2-22,2-29)

Peggy A. Miller
5130 - 7th St NE
Washington, D.C. 20011-2625
240-401-7749

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUE ADDIE CULBREATH

Notice is given that David Culbreath, whose address is 7315 Wood Hollow Terrace, Ft. Washington, MD 20744, was on January 26, 2024 appointed Personal Representative of the estate of Lue Addie Culbreath, who died on July 8, 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 26th day of July, 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.

DAVID CULBREATH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132039
146520 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANN LEE DOYLE

Notice is given that Dawn Wolf, whose address is 7723 Fisher Drive, Falls Church, VA 22043, was on February 5, 2024 appointed Personal Representative of the estate of Joann Lee Doyle who died on November 10, 2023 with a will.

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

All persons having any objection to the appointment (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 August, 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.

DAWN WOLF
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132227
146514 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY L KNIGHT

Notice is given that Janet L Tull, whose address is 6313 George Island Landing Rd, Stockton, MD 21864, was on February 1, 2024 appointed Personal Representative of the estate of Mary L Knight who died on January 7, 2024 with a will.

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

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

JANET L TULL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132192
146515 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALIEU NJIE

Notice is given that Tedditashae Payton, whose address is 15205 Jenkins Ridge Road, Bowie, MD 20721, was on January 18, 2024 appointed Personal Representative of the estate of Aliou Njie, who died on June 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 (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 July, 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.

TEDDITASHAE PAYTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132005
146522 (2-15,2-22,2-29)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
ESTHER YEBOAA ABU
Estate No.: 126657

**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 **March 28, 2024 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

146647 (2-29,3-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENT ORVILLE GANLEY JR

Notice is given that Kathleen Marie Dumhart, whose address is 11406 Horseshoe Trail, Lusby, MD 20657, and Joyce Lynn Wood, whose address is 8440 Ice Crystal Drive, Unit K, Laurel, MD 20723, were on November 8, 2023 appointed Co-Personal Representatives of the estate of Vincent Orville Ganley Jr who died on October 3, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 8th day of May, 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 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.

**KATHLEEN MARIE DUMHART
JOYCE LYNN WOOD**
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. 131221
146517 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
UAIDA D MASON

Notice is given that Sarah Jackson, whose address is 5500 Jeffrey Circle, Waldorf, MD 20601, was on February 2, 2024 appointed Personal Representative of the estate of Uaida D Mason, 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 2nd day of August, 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.

SARAH JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131536
146523 (2-15,2-22,2-29)

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
LAWRENCE J. LYNCH
Estate No.: 128416

**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 **March 28, 2024 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

146648 (2-29,3-7)

T H E P R I N C E

G E O R G E ' S P O S T

Call 301-627-0900

Fax 301-627-6260

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
1406 Torrey Pl., Hyattsville, MD 20782**

By virtue of the power and authority contained in a Deed of Trust from JOSE MATIAS REYES and HILMEDA MENDOZA DE REYES, dated April 2, 2015 and recorded in Liber 37168 at Folio 333 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

**WEDNESDAY, MARCH 13, 2024
AT 3:05 P.M.**

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

Being known and designated as Lot numbered Thirty-Eight (38) in Block numbered Two (2), in the subdivision known as "Miller Estates", as per plat thereof recorded in Plat Book WWW 27 at folio 7 among the Land Records of Prince George's County, Maryland

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

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.250% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000560

146548 (2-22,2-29,3-7)

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
7502 Grange Hall Dr., Fort Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from Antoinette Carey, dated February 7, 2018 and recorded in Liber 40871 at Folio 539 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

**WEDNESDAY, MARCH 13, 2024
AT 3:00 P.M.**

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

Lot Numbered Eleven (11), in Block Lettered "J", in the subdivision known as "SECTION THREE, APPLE GROVE", as per plat thereof recorded in Plat Book WWW 48 at plat no. 59, among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000560

146549 (2-22,2-29,3-7)

LEGALS

ORDER OF PUBLICATION

RE ASSET EV-SP, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

THE TESTATE AND INTTESTATE
SUCCESSORS OF MILDRED
KING, DECEASED, AND ALL PER-
SONS CLAIMING BY, THROUGH,
OR UNDER THE DECEDENT
PRINCE GEORGE'S COUNTY,
Maryland

AND

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

PRINCE GEORGE'S COUNTY, de-
scribed as follows: Tax Account No
2056539, LOTS 17.18.19.20; 8,000
SQ.FT. & IMPS. CAPITOL
HEIGHTS BLK 35; ASSMT \$209,800
LIB 5503 FL 570; ASSESSED TO
KING MILDRED; KNOWN AS 416
ABEL AVE CAPITOL HEIGHTS
20743.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-23-005169**

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

PRINCE GEORGE'S COUNTY, de-
scribed as follows: Tax Account No
2056539, LOTS 17.18.19.20; 8,000
SQ.FT. & IMPS. CAPITOL
HEIGHTS BLK 35; ASSMT \$209,800
LIB 5503 FL 570; ASSESSED TO
KING MILDRED; KNOWN AS 416
ABEL AVE CAPITOL HEIGHTS
20743.

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 5th day of Feb-
ruary, 2024, by the Circuit Court for
Prince George's County, Maryland,
ORDERED, That notice be given by
the insertion of a copy of this Order
in some newspaper having general
circulation in Prince George's
County, Maryland, once a week for
three (3) successive weeks, on or be-
fore the 1st day of March, 2024,
warning all persons interested in the
property to appear in this Court by the
9th day of April, 2024, and rede-
em the property herein described
and answer the complaint or there-
after a final judgment will be en-
tered foreclosing all rights of
redemption in the property, and
vesting in the plaintiff a title, free
and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146483 (2-15,2-22,2-29)

File No. 23-PG-RT-1012

ORDER OF PUBLICATION

RTLFD-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'-
Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Citimortgage, Inc., successor in in-
terest to CitiCorp Mortgage Inc, and
Myron T. Ebell, and
Victoria L. Ebell, and
Prince George's County, Maryland,

And

All other persons having or claim-
ing to have an interest in the prop-
erty situate and lying in Prince
George's County, Maryland known
as:

5707 Forest Rd
Landover, MD 20785

Legal Description: 8,250 Sq.Ft. & Imps.
Cheverly Lot C Bk 55
Property Account ID: 02-0171942
Deed Ref.: 11181/498
Assessed to: CitiCorp Mortgage Inc.,
Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case Number:
C-16-CV-24-000539**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty, situate in Prince George's
County, Maryland and described as:

**5707 Forest Rd, Landover, MD
20785**
Legal Description: 8,250 Sq.Ft. & Imps.
Cheverly Lot C Bk 55
Property Account ID: 02-0171942
Deed Ref.: 11181/498
Assessed to: CitiCorp Mortgage Inc.

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 5th day of Feb-
ruary, 2024, 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 newspaper having general cir-
culation in Prince George's County
once a week for three successive
weeks, before the 1st day of March,
2024, warning all persons interested
in the said properties to be and ap-
pear in this Court by the 9th day of
April, 2024, and redeem the Prop-
erty, and answer the Complaint, or
thereafter a final judgment will be
rendered foreclosing all rights of
redemption in this Property and vest-
ing in the Plaintiff a title, free and
clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146485 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHELLE JEAN BROWN

Notice is given that Shanika M Brown, whose address is 2726 Red Oak Lane, Lanham, Maryland 20706, was on February 5, 2024 appointed Personal Representative of the estate of Michelle Jean Brown, who died on November 18, 2023 without a will.

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

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

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

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

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

SHANIKA M BROWN
Personal Representative

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

Estate No. 132034
146525 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MILDRED ANN DAVIS
AKA: MILDRED W DAVIS**

Notice is given that Theolyn A Walker, whose address is 9508 Wilton Place, Clinton, MD 20735, was on February 7, 2024 appointed Personal Representative of the estate of Mildred Ann Davis who died on January 1, 2024 with a will.

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

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

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

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

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

THEOLYN A WALKER
Personal Representative

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

Estate No. 132079
146563 (2-22,2-29,3-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEANNE A PIKE

Notice is given that Melba Bryan, whose address is 5043 Kimi Gray Court SE, Washington, DC 20019, was on February 7, 2024 appointed Personal Representative of the estate of Jeanne A Pike, who died on January 4, 2024 without a will.

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

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

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

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

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

MELBA BRYAN
Personal Representative

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

Estate No. 132230
146556 (2-22,2-29,3-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RALPH THOMAS SHIERLING

Notice is given that Mary Ander-
son, whose address is 6722 Pyramid
Way, Columbia, MD 21044, was on
January 30, 2024 appointed Personal
Representative of the estate of Ralph
Thomas Shierling who died on Janu-
ary 3, 2024 with a will.

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

All persons having any objection
to the appointment (or to the prob-
ate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 30th day of
July, 2024.

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

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

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

MARY ANDERSON
Personal Representative

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

Estate No. 132040
146560 (2-22,2-29,3-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE LUVERN SLACK

Notice is given that Todd Slack,
whose address is 411 Ridgeview
Court, Arnold, Maryland 21012, was
on February 13, 2024 appointed Per-
sonal Representative of the estate of
Anne Luvern Slack who died on De-
cember 18, 2023 with a will.

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

All persons having any objection
to the appointment (or to the prob-
ate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 13th day of
August, 2024.

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

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

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

TODD SLACK
Personal Representative

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

Estate No. 132311
146561 (2-22,2-29,3-7)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAH B LEACH

Notice is given that Christopher
Leach, whose address is 5404 Wood-
yard Rd, Upper Marlboro, MD
20772, was on February 7, 2024 ap-
pointed Personal Representative of
the estate of Sarah B Leach who died
on December 7, 2023 with a will.

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

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

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

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

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

CHRISTOPHER LEACH
Personal Representative

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

Estate No. 131765
146562 (2-22,2-29,3-7)

Proudly Serving
Prince George's County
Since 1932

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

or

Fax (301) 627-6260



Proudly Serving Prince George's County Since 1932

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**301 GOLDLEAF AVENUE
 CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated July 26, 2007 and recorded in Liber 29117, Folio 349, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$75,000.00, and an interest rate of 6.990%, 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

MARCH 12, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
 (410) 825-2900
 www.tidewaterauctions.com

146451 (2-22,2-29,3-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2705 PORTER AVENUE
 SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 12, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
 (410) 825-2900
 www.tidewaterauctions.com

146452 (2-22,2-29,3-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6001 FLORAL PARK ROAD
 BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated August 5, 1994 and recorded in Liber 9730, Folio 685, modified by Loan Modification Agreement recorded on June 17, 2022, at Liber No. 47823, Folio 34, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$104,448.00, and an interest rate of 4.375%, 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

MARCH 19, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
 (410) 825-2900
 www.tidewaterauctions.com

146577 (2-29,3-7,3-14)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
JEROME HOWARD
 Estate No.: 126194

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 **April 9, 2024 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

146620 (2-29,3-7)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
ANNIECE RECTOR MARLOWE
 Estate No.: 129300

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 **April 9, 2024 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

146642 (2-29,3-7)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
LUCRETIA D. CLARKE
 Estate No.: 129808

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 **April 9, 2024 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

146643 (2-29,3-7)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
STEPHEN MOORE
 Estate No.: 127186

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 **March 28, 2024 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

146644 (2-29,3-7)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
PATRICIA AGNES REILLY
 Estate No.: 127466

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 the will dated **06/07/2018** and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 28, 2024 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

146645 (2-29,3-7)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
 P.O. Box 1729
 Upper Marlboro, Maryland 20773
In The Estate Of:
MILTON R. CROMER
 Estate No.: 111237

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 the will dated **09/01/2017** and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 28, 2024 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

146646 (2-29,3-7)

The Prince George's Post

Your Newspaper of Legal Record

CALL: 301-627-0900

FAX: 301-627-6260

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12401 WHEELING AVENUE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated July 31, 2015 and recorded in Liber 37373, Folio 315, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$290,114.00, and an interest rate of 4.125%, 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

MARCH 19, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146578 (2-29,3-7,3-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4708 LAKE ONTARIO WAY
BOWIE, MD 20720

By authority contained in a Deed of Trust dated January 26, 2006 and recorded in Liber 26034, Folio 296, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$544,000.00, and an interest rate of 3.375%, 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

MARCH 19, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property 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" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$30,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com

146579 (2-29,3-7,3-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

1209 SHELL DUCK COURT
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Courtney A George, dated March 29, 2012, and recorded in Liber 33548 at folio 445 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

MARCH 12, 2024
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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601270)

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

146543 (2-22,2-29,3-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10302 BIRDIE LANE
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Kenneth S Nelson and Barrington G. Brown, dated May 4, 2007, and recorded in Liber 27799 at folio 528 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

MARCH 19, 2024
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 \$40,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. 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 # 18-600097)

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

146574 (2-29,3-7,3-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3104 MARQUIS DRIVE
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Cardell F. Thomas aka Cardell Francis Thomas, dated May 5, 2006, and recorded in Liber 25276 at folio 624 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

MARCH 19, 2024
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 \$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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604745)

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

146575 (2-29,3-7,3-14)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Subject to the payment of Deferred Water and Sewer Facilities
Charges in the annual amount of \$500.00 due on July 1st
in each and every year.

5521 HARTFIELD AVENUE
SUITLAND, MARYLAND 20746

By virtue of the power and authority contained in a Deed of Trust from Devon J Willis, dated September 23, 2019, and recorded in Liber 42725 at folio 444 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

MARCH 19, 2024
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 \$31,000.00 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 ten (10) 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 ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the 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. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-602014)

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

146573 (2-29,3-7,3-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAH MAE VAUGHN

Notice is given that Ruby B V Poe, whose address is 2015 Border Drive, Fort Washington, MD 20744, was on April 4, 2017 appointed personal representative of the small estate of Sarah Mae Vaughn who died on March 15, 2017 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 hereafter.

RUBY B V POE
Personal Representative

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

Estate No. 106081
146594 (2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIA DOTSON

Notice is given that Diane Dotson, whose address is 3715 43RD Ave, Brentwood, MD 20722, was on February 14, 2024 appointed personal representative of the small estate of Maria Dotson, who died on August 2, 2023 without a will.

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

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

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

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

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

DIANE DOTSON
Personal Representative

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

Estate No. 132347
146596 (2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSE ISMAEL CARRION

Notice is given that Santos Carrion, whose address is 1315 Eli Place, Hyattsville, MD 20785, was on February 14, 2024 appointed personal representative of the small estate of Jose Ismael Carrion, who died on June 27, 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 hereafter.

SANTOS CARRION
Personal Representative

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

Estate No. 131469
146597 (2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OBIANUJU V EKEDIGWE

Notice is given that Godwin Ekedigwe, whose address is 9907 Stall Avenue, Lanham, MD 20706, was on January 26, 2024 appointed personal representative of the small estate of Obianuju V Ekedigwe, who died on October 1, 2022 without a will.

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

All persons having any objection to the appointment 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 hereafter.

GODWIN EKEDIGWE
Personal Representative

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

Estate No. 132055
146598 (2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES MASON LEWIS

Notice is given that Dorothy L Exum, whose address is 6702 Arlene Drive, Capitol Heights, MD 20743, was on October 30, 2023 appointed personal representative of the small estate of Charles Mason Lewis, who died on August 17, 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 hereafter.

DOROTHY L EXUM
Personal Representative

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

Estate No. 131177
146599 (2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH LEE HARDY

Notice is given that Joseph L Hardy Jr, whose address is 10407 Tottenham Road, Cheltenham, MD 20623, was on January 24, 2024 appointed personal representative of the small estate of Joseph Lee Hardy, who died on March 2, 2020 without a will.

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

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

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

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

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

JOSEPH L HARDY 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. 117606
146600 (2-29)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
GAIL LONISE GASKINS**
Estate No.: 130125

**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 **April 10, 2024 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

146608 (2-29,3-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
PAULDO REGINALD SMITH**
Estate No.: 130307

**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 **April 10, 2024 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

146609 (2-29,3-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
TOBY DEAN GRESHAM**
Estate No.: 130159

**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 **April 10, 2024 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

146610 (2-29,3-7)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JOHN EDWARD BEASLEY**
Estate No.: 130493

**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 **April 10, 2024 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

146611 (2-29,3-7)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
ADRIENNE DARNICE HARRELL**
Estate No.: 130687

**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 **April 11, 2024 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

146612 (2-29,3-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
CAROLYN FAYE BYNUM**
Estate No.: 130954

**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 **April 11, 2024 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

146613 (2-29,3-7)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
AUDREY P. JONES**
Estate No.: 131063

**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 **April 11, 2024 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

146614 (2-29,3-7)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
ROBERT DEWEY WATKINS SR.**
Estate No.: 131465

**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 **April 16, 2024 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

146615 (2-29,3-7)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
THOMAS ALVIN BOYD**
Estate No.: 131116

**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 **April 16, 2024 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

146616 (2-29,3-7)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
SUSIE MAE SIMMONS**
Estate No.: 131579

**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 **April 16, 2024 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
CER

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEXANDER STEELE

Notice is given that Sharon Steele, whose address is 6211 Erland Way, Lanham, MD 20706, was on February 16, 2024 appointed Personal Representative of the estate of Alexander Steele who died on December 30, 2019 with a will.

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

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

SHARON STEELE
Personal Representative

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

Estate No. 119967	
146649	(2-29,3-7,3-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DOROTHY ELAINE FAISON

Notice is given that Crystal Watkins, whose address is 5907 Lundy Drive, Lanham, MD 20706, was on February 1, 2024 appointed Personal Representative of the estate of Dorothy Elaine Faison who died on July 27, 2023 with a will.

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

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

CRYSTAL WATKINS
Personal Representative

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

Estate No. 132199	
146650	(2-29,3-7,3-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA D BROOKS

Notice is given that Elby Washington, Jr., whose address is 8807 Braeside Drive, Lanham, MD 20706, was on February 9, 2024 appointed Personal Representative of the estate of Barbara D Brooks who died on December 18, 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 9th day of August, 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.

ELBY WASHINGTON, 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. 132102	
146651	(2-29,3-7,3-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM JAMES ANTHONY

Notice is given that Allen Anthony, whose address is 161 Meadow Crossing Drive, St Augustine, Florida 32086, was on January 10, 2024 appointed Personal Representative of the estate of William James Anthony, who died on December 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of July, 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.

ALLEN ANTHONY
Personal Representative

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

Estate No. 131916	
146653	(2-29,3-7,3-14)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ELKING TRAVER JR
AKA: ELKING TRAVER JR**

Notice is given that Ivy Reynolds, whose address is 14130 Springs Branch Dr, Upper Marlboro, MD 20772, was on February 12, 2024 appointed Personal Representative of the estate of Elking Traver Jr AKA: Elking Traver Jr, who died on January 7, 2024 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 August, 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.

IVY REYNOLDS
Personal Representative

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

Estate No. 132163	
146654	(2-29,3-7,3-14)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL ANNE RANSOM-JONES

Notice is given that Damyn Ransom, whose address is 300 Monte Vista Avenue, Charlottesville, VA 22903, and Francine Butler, whose address is 7537 Lindberg Drive, Alexandria, VA 22307, were on February 16, 2024 appointed Co-Personal Representatives of the estate of Cheryl Anne Ransom-Jones who died on January 4, 2024 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 16th day of August, 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.

DAMYN RANSOM
FRANCINE BUTLER
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. 132377	
146652	(2-29,3-7,3-14)

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 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: 3/13/2024.

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**

2011 SAAB	95		Y53GN4AR0B4006633
-----------	----	--	-------------------

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

2010 HONDA	ODYSSEY		5FNRL3H48AB111227
------------	---------	--	-------------------

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

2004 INFINITI	G35X	MD	TI152382	JNKC5V1F44M703645
2015 FORD	EXPLORER	MD	6DA1372	1FM5K8D89FG65135
1992 DODGE	SPIRIT	MD	23631Z	1B3XA46K5NF204441
1993 CHEVROLET	SUBURBAN	MD	Z67714	1GNFK16K1PJ323150
2006 SATURN	ION	MD	9CBP84	1G8AJ55F36Z200638
2005 SUBARU	OUTBACK	VA	TRR1056	454BP86C654327762
2003 MAZDA	PROTÉGÉ		JM1BJ225031137092	
2016 MERCEDES-BENZ	C300	MD	8FJ8963	555WF4JB1GU131206
2013 HYUNDAI	SONATA	DC	FD0730	5NPEC4AC4DH656689

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

2000 CHEVROLET	TAHOE			1GNEK13TXYJ209612
2013 MERCEDES-BENZ	E350			WDDHF8J3DA722813
2009 HUMMER	H3			5GTEN13E998137904
2020 BUICK	ENCORE	MD	6EE5537	KL4CJASB6L004541
2016 HONDA	CIVIC	DC	GG5369	19XFC2F72GE222350

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

2015 JEEP	COMPASS	MD	9CP1960	1C4NJCB2FD178097
2007 FORD	E350	MD	8ES1347	1FDSE35L37DA58990
2005 DODGE	DURANGO			1D4HB38NX5F574997

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

2007 HYUNDAI	ENTOURAGE	VA	TMW1816	KNDMC233676017791
2005 TOYOTA	CAMRY			4T1BE30K25U597659
2004 FORD	E350			1FDWE35L24HA07874

146662		(2-29)	146584	(2-29,3-7)
--------	--	--------	--------	------------

**THE CITY OF GLENARDEN, MARYLAND
FAIR SUMMARY**
CHARTER AMENDMENT RESOLUTION (CAR-01-2024)

This is to give notice that the Council of the City of Glenarden has introduced and intends to take action on Charter Amendment Resolution – CAR-01-2024 – A Charter Resolution to Amend Section 809 "Budget Administration". A Public Hearing on this Charter Amendment is scheduled for March 21, 2024.

Charter Amendment Resolution 2024-01 amends the Charter requirement that all checks issued in payment of salaries or other municipal obligations be signed by the Mayor, the Treasurer and a Council member. The Charter amendment will require that all checks issued in payment of salaries or other municipal obligations shall be issued and signed by the Treasurer, and TWO Councilmembers. The signers on checks have a fiduciary responsibility to ensure that all vendors are paid promptly and all checks are signed in a timely manner. The Mayor has consistently refused to sign checks for certain individuals and certain companies with no justifiable reason; and failure to do so can affect the City's credit rating and credit worthiness. The Mayor has consistently disregarded her fiduciary duty by not signing all checks that were deemed valid in accordance with Section 809 "Budget Administration" of the City Charter.

Charter Amendment Resolution (CAR-01-2024) is available for inspection at James R. Cousins, Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, MD 20706. Requests may also be fulfilled by either calling the Council Clerk directly on 301-322-1473 or by sending a request via email to councilclerk@cityofglenarden.org. A copy of the Charter Amendment Resolution will be sent to you. Requests may be made during normal business hours, 9:00 a.m. to 5:30 p.m. Monday through Friday.

**COUNCIL OF THE CITY OF GLENARDEN, MARYLAND
BY: ROBIN BAILEY-WALLS, COUNCIL CLERK**

146666	(2-29,3-7)
--------	------------

**TOWN OF CHEVERLY
NOTICE OF PUBLIC HEARING
REGARDING CHARTER AMENDMENT
CAR-01-24 REDISTRICTING**

Notice is hereby given that on March 14, 2024, the Council of The Mayor and Town Council of Cheverly (the "Town") will hold a public hearing to receive resident testimony on amending § C-6(A) - of the charter adopted pursuant to the authority of article xi-e of the constitution of Maryland § 4-304 of the annotated code of Maryland (1957 edition, as amended), to modify town boundaries pursuant to the most recent census data.

This Public Hearing of the Town Council will be an in-person and virtual meeting. Anyone interested in listening to the meeting or providing public comments will be able to participate by attending in person or via Zoom. You do not need a participant code. If you want to join the meeting virtually, click on the link to join the Zoom Meeting:

When: Mar 14, 2024 06:30 PM Eastern Time (US and Canada)
Topic: Public Hearing CAR-01-24

Please click the link below to join the webinar:
<http://tinyurl.com/Public-Hearing-CAR-01-24>

Webinar ID: 846 3877 6132
Passcode: 329490

International numbers available:
<https://us02web.zoom.us/j/kb56CTFohO>

If you have comments for the Council, please email them to the Town Clerk at grichards@cheverly-md.gov

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: 3/13/2024.

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

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

2006 SATURN	VUE	MD	2EW8466	5GZCZ53446S29891
2003 CADILLAC	ESCALADE	WV	638575	1GYEK63N73R277992
2015 CHEVROLET	EQUINOX	VA	TWZ1529	2GNFLEEK5F6363796
2017 CHEVROLET	EQUINOX	MD	8EK2586	2GNFLEEK9H6253000
2007 TOYOTA	AVALON	MD	6FJ2656	4T1BK36B57U195413
2016 CHEVROLET	CRUZE	MD	5FD8259	1G1BC5M1G7271463
2003 ACURA	TL	VA	UTC8057	19UUA56813A046039
2005 BUICK	LESABRE	MD	1EH9568	1G4HP52K25U166896
2006 NISSAN	MAXIMA	VA	UGC3233	1N4BA41EX6C810644
2004 INFINITI	G35	VA	UAU7066	JNKC5V1F64M718695
2011 FORD	FUSION	MD	8EK0987	3FAHP0HA8BR327055
2022 KIA	FORTE	VA	TMT4493	3KPF54AD3NE445543
2011 FORD	ESCAPE	DC	F50820	1FMCU0DG5BKC70501
2023 MAZDA	PROTÉGÉ	VA	TP57274	KM8K23AG0PU191031

146663	(2-29)
--------	--------

**PUBLIC NOTICE
WSSC Amends Bylaws**

On February 21, 2024, the Washington Suburban Sanitary Commission amended Chapter 1.15 of the WSSC Code of Regulations—Bylaws, Rules, and Regulations.

The Bylaw amendments clarify the requirements for a Commissioner to abstain or recuse themselves from a matter. Other stylistic updates are also included.

THE EFFECTIVE DATE OF THE REGULATION IS April 1, 2024

The revised regulation can be viewed at
<https://www.wsscwater.com/bylaws-update>

For additional information, please contact Julianne M. Montes de Oca at julianne.montesdeoca@wsscwater.com or 301-206-8200.

146665	(2-29)
--------	--------

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
VICITTO MARTISE JOHNSON**
Estate No.: 127457

**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 April 9, 202

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932