

LEGALS

Paulette Lundy, Esq.
8825 Stanford Blvd., Suite 140
Columbia, MD 21045
410-405-7997

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FATIMA PORTER-EL

Notice is given that Kenya Porter-El, whose address is 8005 Capistrano Place, Alexandria, VA 22309, was on April 10, 2024 appointed Personal Representative of the estate of Fatima Porter-El, who died on April 19, 2023 without a will.

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

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.

KENNYA PORTER-EL
Personal Representative

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

Estate No. 129197
147078 (4-25,5-2,5-9)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHEN MOORE

Notice is given that Thomas J Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on April 9, 2024 appointed Personal Representative of the estate of Stephen Moore, who died on February 14, 2022 without a will.

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

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.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 127186
147079 (4-25,5-2,5-9)

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**

**1619 ROOSEVELT AVENUE
HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated February 9, 2007 and recorded in Liber 27247, Folio 184, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 7, 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 \$14,000.00 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

146988 (4-18,4-25,5-2)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093 Plaintiff

v.

Emily B. Palmer
Joseph Bowser
Joan Bowser

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093 Plaintiff

v.

Joseph Jones

BELL RD

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Bell Road, Glenn Dale, MD 20769, Fourteenth (14th) Election District, described as follows: All that lot of land Nr Lincoln.33 ac Eq Lt 3 14,375.0000 Sq.Ft. Assmt \$72,767 Map 045 Grid C3 Par 092 Lib 01116 Fl 489 and assessed to Jones Joseph.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
IN EQUITY**
Case Number: C-16-CV-24-001872

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23505 Chestnut Trail, Aquasco, MD 20608 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land Nr Lincoln.33 ac Eq Lt 3 14,375.0000 Sq.Ft. Assmt \$72,767 Map 045 Grid C3 Par 092 Lib 01116 Fl 489 and assessed to Jones Joseph.

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

It is thereupon this 22nd day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 25th day of June, 2024, and redeem the property Bell Road, Glenn Dale, MD 20769 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's 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

147087 (4-25,5-2,5-9)

23505 CHESTNUT TRL
and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and
Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23505 Chestnut Trail, Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land 2,500.0000 Sq.Ft., Eagle Harbor Lot 21 Blk 12 Assmt \$1,200 Lib 12241 Fl 134 and assessed to Palmer Emily B & Joseph Bowser Et.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
IN EQUITY**
Case Number: C-16-CV-24-001879

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23505 Chestnut Trail, Aquasco, MD 20608 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land 2,500.0000 Sq.Ft., Eagle Harbor Lot 21 Blk 12 Assmt \$1,200 Lib 12241 Fl 134 and assessed to Palmer Emily B & Joseph Bowser Et.

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

It is thereupon this 22nd day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 25th day of June, 2024, and redeem the property 23505 Chestnut Trail, Aquasco, MD 20608 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's 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

147088 (4-25,5-2,5-9)

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

APRIL 30, 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

146933 (4-11,4-18,4-25)

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: 5/6/2024.

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

1965 FORD	MUSTANG	16T07T192704
2015 INFINITI	Q50	JN1BV7AP4FM350265
2010 FORD	FUSION	MD 3EK5426 3FADP0L35BR316487

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

1996 VOLVO	WG	MD 962F21	4V4JDBME9TN850540
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JD TOWING
2817 RITCHEE ROAD
FORESTVILLE MD 20747
301-967-0739

2002 CHEVROLET	SILVERADO	DC EY6620	1GCHK29U22E194437
2012 BMW	X5		5UXZV4C55CL991298
2012 CHEVROLET	E TRUCK		1GCSGAFX9C1126774
2004 TOYOTA	PRIUS		JTDKB20U640010099
1973 OLDSMOBILE	REGENCY		733CV39E53685
1999 HONDA	ACCORD	VA TZK8811	1HGCG6656YA147252

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

2005 FORD	MUSTANG	MD 2EM7271	1ZVFT80N355233096
2014 HONDA	CIVIC	DC DF0535	1ZHGFB2F51EH527858
2018 VOLKSWAGEN	ATLAS	MD 2EX6652	1V2L2R2CA2JC539883

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

2010 MAZDA	3		JM1BL1SG5A1140315
2003 MERCEDES-BENZ	E320	GA PNV9945	WDBUF65J83A097062
1976 MERCEDES-BENZ	450SL	GA PNV9944	10704412033661
2003 HONDA	ACCORD	8BA7948	1HGCM66553A082184
1999 LEXUS	45		JT8BF28G3X5052769
2008 FORD	TAURUS		1FAHP2T7W68G161403
2002 NISSAN	ALTIMA		1N4BL11D72C169981
2003 TOYOTA	CAMRY		4T1BE32K93U744778
2010 CHEVROLET	EQUINOX		2CNALPEW0A6340710
2007 NISSAN	MAXIMA		1N4BA41E97C822866
2002 CHEVROLET	SUBURBAN		1GNFK16Z7J263302
2002 FLEET WOOD	WILDERNESS PA	XPH8867	1ED2C23622802221

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

2007 CHRYSLER	ASPEN		1A8HW58237F507592
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147090 (4-25)

LEGALS

TOWN OF BRENTWOOD

NOTICE OF A PROPOSED REAL PROPERTY TAX INCREASE

1. For the taxable year beginning July 1, 2024, the Town of Brentwood of Brentwood, MD proposes to increase real property tax rates from \$.3258 per \$100 of assessment to \$.3570 per \$100 of assessment.

2. A public hearing on the proposed real property tax rate increase will be held from 6:30 p.m. to 7:00 p.m. on Tuesday, May 7, 2024 at Town Hall.

3. The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call (301) 927-3344 for further information or email the townclerk@brentwoodmd.gov.

147038 (4-25)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
PAUL STEVEN CHAPMAN
Estate No.: 127660

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Marcia P. Claggett for judicial probate the will dated 06/01/2011 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 13, 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

147052 (4-25,5-2)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ROBIN GREEN-CALLOWAY
Estate No.: 128353

**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 **June 18, 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

147056 (4-25,5-2)

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
**JEMIMA MURIEL
MACCORMACK MACFOY**

Notice is given that Elizabeth Johnson, whose address is 409 Washington Ave, Suite 1000, Towson, MD 21204, was on April 9, 2024 appointed Personal Representative of the estate of JEMIMA MURIEL MACCORMACK MACFOY, who died on October 27, 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.

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.

ELIZABETH JOHNSON
Personal Representative

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, May 7, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-023-2024 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2023 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Basin and Number	Development Proposal/ Tax Map Location	Zoning Acres	Existing Category	Requested Category
Blue Pains				
23/BP-02 6401 Van Dusen Road	101 SFDU with a minimum 2,000 SF of livable space; minimum sales price of \$400,000. 9 B-4; A/B/C-1; Parcel 26	306.73 RR	5	4
District 1				
23/BP-03 Muirkirk	Two distribution warehouses with combined square footage of 269,200 SF of floor area. 9 D-4; Parcel 171 & 172	1.3850 IE	\$5	\$4
District 1				
Western Branch				
23/W-02 Assembly for Worship	A church consisting of 2,100 SF of floor area. 118 B-3; Parcel 34	3.42 AR	5	3
District 9				
23/W-03 Mountain of Fire and Miracles Ministries	A church consisting of 43,815 SF of floor area. 46 D-2; Parcel 9	12.00 RR	5	4
District 4				
23/W-04 6505 Johensu Drive	A planned retirement community consisting of 176 THU with a minimum 3,000 SF of livable space; minimum sales price of \$400,000 109 A/B-1; Parcels 22 & 83	43.73 AR	5	4
District 9				
Piscataway				
23/P-01 Moore's Road Subdivision	Two single family detached residences with a minimum 4,108 SF of livable space. 134 E-4; Parcel 152	3.00 RR	5	4
District 9				
23/P-03 Refuge Temple Worship Center	A church consisting of 7,600 SF of floor area. 124 E-4 & 133 E-1; Rear p/o Lot 30 & p/o Lot 31	9.27 RE	\$5	Waiver for Interim System
District 9				
23/P-04 16108 Cedar Lawn Drive	One single family detached residence consisting of 3,600 SF of livable space. 162 B-1; Parcel 54	.83 RR	5	Waiver for Interim System
District 9				
23/P-05 9204 Old Palmer Road	Three single family detached residences with a minimum 2,800 SF of livable space; minimum sales price to be determined. 114 B-3; Parcel 161	4.73 RR	5	4
District 8				
23/P-06 Moses Whitehurst Residence	One single family detached residence consisting of 3,500 SF of livable space. 144 E-3; Parcel 101	3.10 RR	\$5	\$4
District 9				
23/P-07 7707 Kaydot Road	A 454,000 SF healthcare facility. 123 A-1 & 114 A-4; Parcels 180 & 188	22.03 CGO	5	4
District 8				
Mattawoman				
22/M-01 13311 Old Indian Head Road	One single family detached residence consisting of 4,000 SF of livable space 145 F-2; Parcel 24	5.00 RR	\$5	\$4
District 9				
23/M-03 Morton Farm Parcel 15	Two single family detached residences consisting of a minimum 2,200 SF of livable space; incorporation into the Morton Farm development. 161 B-1; Parcel 15	1.39 RR	\$5	\$4
District 9				
23/M-04 Morton Farm Parcel 15	One single family detached residence consisting of 4,000 SF of livable space. 145 F-2; Parcel 24	5.0 RR	W5	W3
District 9				
Countywide Redesignations/Map Amendments/Water/Sewer Connection Confirmations				
District 9	Rosaryville Road		5	3
District 9	16201 Holly Hill Drive		\$5	\$3
District 9	Livingston Road		\$5	\$3
District 9	Dangerfield Road		4	3
	Category 3 – Community System			
	Category 4 – Community System Adequate for Development Planning			
	Category 5 – Future Community System			
	Category 6 – Individual System			

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council's

LEGALS

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

147019 (4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 30, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 30, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2025 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2025-2030

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

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

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

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BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

147020 (4-18,4-25)

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

6805 NORTHGATE PARKWAY
CLINTON, MD 20735

By authority contained in a Deed of Trust dated June 11, 2012 and recorded in Liber 34136, Folio 564,, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$226,104.00, 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

APRIL 30, 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 \$21,000.00 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

146932 (4-11,4-18,4-25)

LEGALS

COUNTY COUNCIL HEARINGS

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

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

MONDAY, APRIL 29, 2024
6:00 P.M.

AND
TUESDAY, MAY 7, 2024
6:00 P.M.

PRINCE GEORGE'S COUNTY PROPOSED FY 2025 OPERATING BUDGET, SIX YEAR CAPITAL PROGRAM (INCLUDING THE CAPITAL IMPROVEMENT BUDGET) AND THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION PORTION OF THE COUNTY FY 2025 OPERATING BUDGET, PROPOSED BUDGET OF THE REDEVELOPMENT AUTHORITY, REVENUE AUTHORITY OF PRINCE GEORGE'S COUNTY, AND THE CONSTANT YIELD TAX RATE

The County Council of Prince George's County, Maryland, hereby gives notice of its intent to hold two public hearings to consider the County's proposed operating budget; the six year capital program (including the capital improvement budget); the Prince George's County Board of Education portion of the County FY 2025 Operating Budget; the proposed current operating budgets of the Redevelopment Authority and Revenue Authority of Prince George's County; and the Constant Yield Tax Rate.

"A Budget in Brief", the 2025 Fiscal Year Proposed CIP Budget and the 2025 Fiscal Year Proposed Operating Budget are available for viewing at:

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

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

147021 (4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEE AUDREY WATSON

Notice is given that George A Watson, III, whose address is 1360 Travis View Court, Gaithersburg, MD 20879, was on February 23, 2024 appointed Personal Representative of the estate of Lee Audrey Watson, who died on January 28, 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 23rd 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.

GEORGE A WATSON, III
Personal Representative

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

Estate No. 132341
147076 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MORGAN J. WILLIAMS JR.

Notice is given that Kari Lynn Williams, whose address is 2243 Bridlewood Drive, Rancho Cordova, CA 95670, was on April 2, 2024 appointed Personal Representative of the estate of Morgan J. Williams Jr., who died on August 6, 2022 without a will.

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

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

KARI LYNN WILLIAMS
Personal Representative

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

Estate No. 132952
147077 (4-25,5-2,5-9)

LEGALS

**TOWN OF UPPER MARLBORO
NOTICE OF A PROPOSED
VACANT PROPERTY TAX RATE INCREASE**

For the taxable year beginning July 1, 2024, the Town of Upper Marlboro in Prince George's County, Maryland proposes to increase the real property tax rate for residential vacant properties from \$0.38 per \$100 of assessment to \$1.50 per \$100 of assessment and commercial vacant properties from \$0.57 per \$100 of assessment to \$1.50 per \$100 of assessment.

A public hearing on the proposed real property tax rate increases for vacant properties will be held at 7:00 PM. on Tuesday, May 14, 2024, at the Town of Upper Marlboro Town Hall, 14211 School Lane, Upper Marlboro, Maryland 20772.

The hearing is open to the public, and public testimony is encouraged. Persons with questions regarding this hearing may call 301-627-6905 for further information or email clerk@uppermarlboromd.gov.

147084 (4-25)

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

**12000 BERRYBROOK TERRACE
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated February 15, 2018 and recorded in Liber 40743, Folio 478, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$348,484.00, and an interest rate of 4.500%, 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

MAY 14, 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 \$33,000.00 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

147023 (4-25,5-2,5-9)

Giannina Lynn Esq
1008 Pennsylvania Ave SE
Washington, DC 20003
202-544-2200

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of District of Columbia appointed Caroline Shook, whose address is 211 9th Street SE, Washington, DC 20003, as the Personal Representative of the Estate of Ann Perry Bradley who died on December 3, 2023 domiciled in Washington DC.

The Maryland resident agent for service of process is Elizabeth Forgotson Goldberg, whose address is 6616 Radnor Rd, Bethesda, MD 20817.

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

PRINCE GEORGE'S COUNTY

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

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

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

CAROLINE SHOOK
Foreign Personal Representative

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

Estate No. 133030
147003 (4-18,4-25,5-2)

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

In The Estate Of:
TERRY LEE THOMPSON
Estate No.: 132621

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Marc G. LeRoux, Jr. for judicial probate for the appointment of a personal representative.

A video hearing will be held **May 15, 2024, at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information, including virtual hearing information may be obtained by contacting the Office of the Register of Wills (301) 952-3250 or the Orphans' Court (301) 952-3790.

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

147001 (4-18,4-25) 147083 (4-18,4-25,5-2,5-9)

LEGALS

Milton McIver, Esquire
14626 Main St., Suite 202
Upper Marlboro, MD 20772
202-648-7426

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RUTH FRANKLIN WILKERSON

Notice is given that Thomas Wayne Wilkerson, whose address is 14211 Brandywine Heights Rd., Brandywine, MD 20613, was on April 1, 2024 appointed Personal Representative of the estate of Ruth Franklin Wilkerson who died on November 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 1st day of October, 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.

THOMAS WAYNE WILKERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132939
147005 (4-18,4-25,5-2)

LEGALS

AMENDED

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGARET FREEMAN

Notice is given that Lashavio Johnson, whose address is 7508 Locust Lane, Fort Washington, MD 20744, was on February 27, 2024 appointed Personal Representative of the estate of Margaret Freeman who died on December 16, 2023 with a will.

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

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

LASHAVIO JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132368
147014 (4-18,4-25,5-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FRANCIS E HORAN

Notice is given that Ellen C. Horan, whose address is 9205 Muskogee Place, Adelphi, MD 20783, was on March 28, 2024 appointed Personal Representative of the estate of Francis E Horan who died on January 6, 2022 with a will.

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

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

ELLEN C. HORAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132614
147006 (4-18,4-25,5-2)

Wilbert Baccus
11807 Lisborough Road
Bowie, Maryland 20720
301-805-9315

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MIRINDA JACKSON

Notice is given that Nathan Clarke, whose address is PO Box 1523, Manassas, Virginia 20108, was on April 5, 2024 appointed Personal Representative of the estate of Mirinda Jackson who died on March 20, 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 5th day of October, 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.

NATHAN CLARKE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133007
147004 (4-18,4-25,5-2)

LEGALS

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

BEFORE THE REGISTER OF WILLS

**IN THE ESTATE OF:
GERMANIE D PATTERSON
ESTATE NO: 122256**

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Sheri Key - 3302 Tapestry Circle, Burtonsville, MD 20866 - Heir/Mother of Decedent, challenging the will dated July 27, 2021.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

147002 (4-18,4-25)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RICHARD STEIN

Notice is given that Shepherd B. Stein, whose address is 1400 Rossback Road, Davidsonville, MD 21035, was on March 28, 2024 appointed Personal Representative of the estate of Richard Stein who died on January 27, 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 28th day of September, 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.

SHEPHERD B. STEIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132597
147007 (4-18,4-25,5-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
APHRODITE MATSAKIS

Notice is given that Magdalena Scarato, whose address is 65 Ridge Rd, Unit H, Greenbelt, MD 20770, and Theodora Scarato, whose address is 10604 Trotters Trail, Potomac, MD 20854 were on April 2, 2024 appointed Co-Personal Representatives of the estate of Aphrodite Matsakis who died on March 18, 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 2nd day of October, 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.

MAGDALENA SCARATO
THEODORA SCARATO
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. 132956
147009 (4-18,4-25,5-2)

NOTICE

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

vs. Plaintiffs

Carlton Blake and
Felicia Blake

Defendants

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

CIVIL NO. C-16-CV-23-005678

ORDERED, this 5th day of April, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 10702 Devlin Drive, Upper Marlboro, Maryland 20772 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 6th day of May, 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 6th day of May, 2024, next.

The report states the amount of sale to be \$70,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

146979 (4-11,4-18,4-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KEITH MCWILLIAMS

Notice is given that Shauntice Harris, whose address is 241 E Main Street, 3E, Bergenfield, NJ 07621, was on March 29, 2024 appointed Personal Representative of the estate of Keith McWilliams who died on November 27, 2022 with a will.

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

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

SHAUNTICE HARRIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132349
147008 (4-18,4-25,5-2)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FANNIE MAE GATLING

Notice is given that Archie Gatling Jr., whose address is 101 Hornbeam Drive, Front Royal, VA 22630, was on April 9, 2024 appointed Personal Representative of the estate of Fannie Mae Gatling, who died on February 23, 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 9th day of October, 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.

ARCHIE GATLING 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. 132999

147013 (4-18,4-25,5-2)

NOTICE

KIMBERLY D. COOPER,

vs. Plaintiff

GLENN E. COOPER

Defendant

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

Case No. CAE22-03755

NOTICE IS HEREBY given this 12th day of April, 2024, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 610 Main Street, Unit 413, Laurel, MD 20707 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 13th day of May, 2024.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 13th day of May, 2024.

The REPORT STATES the amount of sale to be One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

147016 (4-18,4-25,5-2)

LEGALS

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE**
3605 24TH AVENUE
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Sheila Denise Hamilton, dated December 1, 2006, and recorded in Liber 26715 at folio 394 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**APRIL 30, 2024
AT 9:34 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 \$36,000.00 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 # 20-604699)

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

146937 (4-11,4-18,4-25)

LEGALS

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

This is to give notice that the Council of the City of Glenarden has introduced and intends to act on Charter Amendment Resolution – CAR- 01-2024 – A Charter Resolution to Amend Section 809 "Budget Administration". A Public Hearing on this Charter Amendment was held on March 21, 2024. On March 28, 2024, this Charter Amendment was approved by the Council and will become effective on May 17, 2024 unless petitioned to referendum in accordance with §4-301 et seq of the Local Government Article, Code of Maryland, within, forty (40) days following its adoption.

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**

146940 (4-4,4-11,4-18,4-25)

LEGALS

**A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT
RESOLUTION 2024-01 –
MODERNIZING THE CITY'S PROCUREMENT PROVISIONS**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2024-01 on April 15, 2024. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Modernize the City's Procurement Provisions by Placing the Requirements for Council Oversight in the City's Code and by Placing Aspects of the Procurement Process in the City's Code, and Inserting Language Requiring the City Administrator to Sign all Contracts in Accordance with the City Code.

The Charter Amendment Resolution will become effective June 4, 2024, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before May 25, 2024. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2024-01 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

147035 (4-25,5-2,5-9,5-16)

LEGALS

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

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

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

**1023 DOWNING COURT
BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Eric N Fields aka Erin N. Fields, dated September 15, 2017, and recorded in Liber 40054 at folio 167 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**APRIL 30, 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 \$26,000.00 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 # 18-601063)

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

146935 (4-11,4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH K SHEPPARD

Notice is given that Austin T Dikibo, whose address is 4316 Quanders Promise Drive, Bowie, MD 20720, was on April 8, 2024 appointed Personal Representative of the estate of Elizabeth K Sheppard, who died on March 29, 2017 without a will.

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

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

AUSTIN T DIKIBO
Personal Representative

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

Estate No. 106458

147010 (4-18,4-25,5-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY LEE PALMER

Notice is given that Jomoy K Palmer, whose address is 1300 Centaur Drive, Forestville, MD 20747, was on April 2, 2024 appointed Personal Representative of the estate of Betty Lee Palmer, who died on February 2, 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 2nd day of October, 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.

JOMOY K PALMER
Personal Representative

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

Estate No. 132926

147011 (4-18,4-25,5-2)

LEGALS

**TOWN OF COLMAR MANOR
FISCAL YEAR 2025 BUDGET HEARING**

The Town of Colmar Manor will hold its Fiscal Year 2025 Budget Hearing on May 15, 2024 at 6:00 p.m. at the Colmar Manor Town Hall located at 3701 Lawrence Street, Colmar Manor, MD 20722. A copy of the Budget can be obtained by contacting the town offices. You can reach the town offices at 301-277-4920.

147033 (4-25,5-2)

*Serving
Prince George's County Since 1932*

**THE
PRINCE
GEORGE'S
POST
NEWSPAPER**

CALL

301-627-0900

FAX

301-627-6260

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2024

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 7, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-020-2024 (DR-3) – AN ACT CONCERNING WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE for the purpose of revising the existing subtitle in order to comply with state mandated revisions as per the Maryland Forest Conservation Act; revising and adding definitions; revising applicability and exemption requirements; revising plan review, validity and grandfathering requirements; revising a certain definition; providing for a certain fee-in-lieu; establishing a certain Fund; revising the variance and appeal process; revising enforcement process; revising the conservation requirements including priority areas, thresholds and replacement ratios; revising conservation requirements design criteria, priorities, options and bonding; revising forest stand delineation area; and revising forest harvesting.

CB-021-2024 (DR-2) – AN ACT CONCERNING TREE CANOPY COVERAGE ORDINANCE for the purpose of revising the existing applicability language, requiring a certain grandfather provision, revising the tree canopy coverage requirements, revising the credit and security requirements, and adding the Planning Director to those that can issue waivers.

COUNCIL RESOLUTION

CCR-026-2024 – A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

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

147086 (4-25,5-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIMBERLY H LEONARD

Notice is given that Warren Leonard, whose address is 7812 Suiter Way, Hyattsville, MD 20785, was on March 29, 2024 appointed Personal Representative of the estate of Kimberly H Leonard, who died on December 16, 2023 without a will.

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

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

WARREN LEONARD
Personal Representative

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

Estate No. 132676
146969 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOE F FRAZIER

Notice is given that Patrick O Frazier, whose address is 3212 Orient Fishtail Lane, Laurel, MD 20724, was on February 5, 2024 appointed Personal Representative of the estate of Joe F Frazier, who died on January 12, 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 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.

PATRICK O FRAZIER
Personal Representative

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

Estate No. 132232
146970 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA Y WHITE

Notice is given that Teresa Yvonne Long, whose address is 604 Bryan Point Road, Accokeek, MD 20607, was on March 21, 2024 appointed Personal Representative of the estate of Gloria Y White, who died on February 1, 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 21st day of September, 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.

TERESA YVONNE LONG
Personal Representative

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

Estate No. 132812
146971 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ORIS WINSLOW DUKES

Notice is given that Carlton Winslow, whose address is 4083 Massengale Rd, Whitakers, NC 27891, was on March 4, 2024 appointed Personal Representative of the estate of Oris Winslow Dukes, who died on August 1, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of September, 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.

CARLTON WINSLOW
Personal Representative

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

Estate No. 131979
146972 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEXANDER KEEMA III

Notice is given that Joanne Tait, whose address is 6903 Aries Lane, Austin, Texas 78724, was on February 21, 2024 appointed Personal Representative of the estate of Alexander Keema III, who died on January 16, 2023 without a will.

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

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

JOANNE TAIT
Personal Representative

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

Estate No. 128164
146973 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE E HARRISTON

Notice is given that Keith Harriston, whose address is 3015 Lake Ave, Cheverly, MD 20785, was on March 27, 2024 appointed Personal Representative of the estate of Alice E Harriston who died on October 16, 2023 with a will.

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

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

KEITH HARRISTON
Personal Representative

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

Estate No. 131762
146964 (4-11,4-18,4-25)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSE DAVID LUNA

Notice is given that Judy Luna, whose address is 8104 River Bend Ct., Fort Washington, MD 20744, was on April 3, 2024 appointed Personal Representative of the estate of Jose David Luna, who died on January 24, 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 3rd day of October, 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.

JUDY LUNA
Personal Representative

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

Estate No. 132284
146968 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL ALLAN JOHNSON

Notice is given that Stephanie Ulmer, whose address is 12901 Wheatland Way, Brandywine, MD 20613, was on January 11, 2024 appointed personal representative of the small estate of Michael Allan Johnson, who died on December 11, 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 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.

STEPHANIE ULMER
Personal Representative

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

Estate No. 131966
147067 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORMA DELORES LEDMAN

Notice is given that Lillie M Stewart, whose address is 520 King Malcolm Avenue, Odenton, MD 21113, was on April 17, 2024 appointed personal representative of the small estate of Norma Delores Ledman, who died on May 1, 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.

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

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

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

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

LILLIE M STEWART
Personal Representative

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

Estate No. 133147
147041 (4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SYLVESTER THOMPSON

Notice is given that Barbara J. Thompson, whose address is 2802 31st Street SE #B678, Washington, DC 20020, was on April 15, 2024 appointed personal representative of the small estate of Sylvester Thompson, who died on September 12, 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 a claim against the decedent must serve their claims on the undersigned personal representative or file them with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

BARBARA J. 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. 130816
147042 (4-25)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE LAWSON

Notice is given that Linda Lawson, whose address is 1365 Parkwood Place NW, Washington, DC 20010, was on March 4, 2024 appointed personal representative of the small estate of Rose Lawson who died on August 17, 2009 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.

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

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

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

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

LINDA LAWSON
Personal Representative

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

Estate No. 132578
147043 (4-25)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
BERNARD RODOCK SCOTT, JR.**

Estate No.: 131747

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lisa M. Scott and Tisha R. Harrison for judicial probate of the will undated and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 5, 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

147058 (4-25,5-2)

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LEGALS

ORDER OF PUBLICATION
MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, PLLC

Plaintiff

vs.

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE TRUST 2007-AR9, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-AR9 S/O RAVI GOGNA, RES. AGENT

PRINCE GEORGE'S COUNTY, MARYLAND
S/O: RHONDA L. WEAVER,
COUNTY ATTORNEY

AND

All persons having or claiming to have an interest in the property situated and lying in Prince George's County and known as:

6705 STANTON RD
HYATTSVILLE MD 20784

AND

Unknown Owner of the property 6705 STANTON RD described as follows: Property Tax ID 02-0117341 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-24-001457**

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

7146 SQ FT & IMPS SECTION 3, WOODLAWN HEIGHTS LOT 10 BLK I; Assmt \$290,900 Lib 31951 and FI 289 and assessed to DEUTSCHE BANK NATIONAL TRUST CO, also known as 6705 STANTON RD, HYATTSVILLE, MD 20784 Tax Account No. 02-0117341.

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

It is thereupon this 1st day of April, 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 before the 26th day of April, 2024, warning all persons interested in the property to appear in this Court by the 4th day of June, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146949 (4-11,4-18,4-25)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LARRY JOSEPH PAYNE

Notice is given that Larry Payne II, whose address is 6603 Middleton Road, Fort Washington, MD 20744, was on February 29, 2024 appointed Personal Representative of the estate of Larry Joseph Payne, who died on January 13, 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 29th 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.

LARRY PAYNE II
Personal Representative

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

Estate No. 132190
146967 (4-11,4-18,4-25)

Marianne Schmitt Hellauer, Esquire
750 E. Pratt Street, Suite 900
Baltimore, Maryland 21202
410-580-4172

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELIZABETH MARTHA SHIMEK

Notice is given that Michele Marie Shimek, whose address is 4524 Dorset Avenue, Unit B, Chevy Chase, MD 20815, was on February 28, 2024 appointed Personal Representative of the estate of Elizabeth Martha Shimek who died on May 26, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

MICHELE MARIE SHIMEK
Personal Representative

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

Estate No. 132525
146963 (4-11,4-18,4-25)

LEGALS

Ernest C Raskauskas Jr
3109 South St NW
Washington, DC 20007
202-487-7777

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
TWILA JOAN MYERS

Notice is given that Ernest C Raskauskas Jr, whose address is 3109 South St NW, Washington, DC 20007, was on March 18, 2024 appointed Personal Representative of the estate of Twila Joan Myers, who died on December 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 September, 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.

ERNEST C RASKAUSKAS 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. 132728
146966 (4-11,4-18,4-25)



PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

**(Liquor Control Board)
REGULAR SESSION**

MAY 8, 2024

1. t/a House of Comedy and Jazz, Darnell Dinkins, Authorized Person, Class B, Beer, Wine and Liquor, House of Comedy and Jazz Limited Liability Company, 9430 Annapolis Road, Lanham, Maryland 20706. – Request for a Special Entertainment Permit.

2. Kashmir Singh, President/Secretary/Treasurer, t/a Brother's Liquors, 12788 B Old Fort Road, Fort. Washington, Maryland 20744, Class A, Beer, Wine and Liquor, 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. #26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit: on Wednesday, January 29, 2023, at approximately 8:31 p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at 12788 B Old Fort Road, Fort Washington, Maryland 20744 (Brother's Liquors). Inspector Farmer-Johnson observed seven (7) cases of Flavored Barefoot Wine missing the shipping label and no current invoices. This is a violation of R.R. #11 purchasing alcoholic beverages form other than a wholesaler and R.R. #26 A(7) failure to keep records. Represented by Robert Kim, Esquire.

3. James Riley, Chairman, t/a Veterans Cigar Club, 6409 Old Alexander Ferry Road, Clinton, Maryland 20735, Class C, Veterans, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of the Rules and Regulations for Prince George's County RR No. 37-Changes in the mode of operation. To Wit: Inspectors with the BOLC conducted a three (3) day undercover operation on the following dates: February 9, 13 and 16, 2024 to investigate an anonymous complaint. It was discovered that as a membership club, the establishment was allowing entrance into the club without checking whether the inspectors were members or with an active member of the club. Based on the investigation, the licensee is in violation of R.R. #37, Change in the Mode of Operation. Represented by Linda Carter, Esquire.

4. t/a Prime Restaurant, 2024-2025 Renewal Protest.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, May 8, 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
April 18, 2024

147082 (4-25,5-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHIRLEY BANK

Notice is given that Edward Bank, whose address is 440 S Sequoyah Lane, Brevard, North Carolina 28712, was on April 9, 2024 appointed Personal Representative of the estate of Shirley Bank who died on July 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.

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.

EDWARD BANK
Personal Representative

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

Estate No. 130577
147066 (4-25,5-2,5-9)

LEGALS

The Redevelopment Authority of Prince George's County Announces \$200,000 Available in Community Impact Grants for County Community-based Organizations

Largo, MD --- The Redevelopment Authority of Prince George's County has \$200,000 in Community Impact Grants to award to County civic/neighborhood associations or community-based organizations that are incorporated as 501(c)3 entities. Community Impact Grants provide small capital grants to community-based organizations to help implement innovative projects within the County. Eligible applicants must be located within Prince George's County and be in good standing with the State of Maryland. The application submission deadline is **Wednesday, May 29, 2024, by 12:00 PM**.

"Together, through collaborative efforts and strategic funding, we can support the communities of Prince George's County by supplementing organizations which serve as the lifeblood of community revitalization projects, channeling resources where they are most needed and supporting the efforts in shaping vibrant, resilient communities for generations to come," says Jacqueline West-Spencer, Executive Director of the Redevelopment Authority of Prince George's County.

Grants can only be used for capital expenses related to the implementation of a community-based project and must be used for capital purposes such as the purchase of equipment and materials. Grants cannot be used for operations, program costs, salaries, or personnel. Proposed projects can include:

- Streetscape, street furniture, pedestrian enhancements, and recreational improvements;
- Signage, banners, and way-finding systems; and
- Commercial façade improvements; and more.

Total funding for FY 2024 for this program will not exceed \$200,000 and the maximum grant amount is \$50,000. Successful applicants shall have up to one year from the date of the executed grant agreement to complete the project and expend the grant funds. The Community Impact Grant Program requires a match from non-Prince George's County Government sources, which can include both in-kind and cash contributions.

For more information, contact Andrea Anderson at ADAnderson@co.pg.md.us or visit the Redevelopment Authority website to review the application at: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/grants/community-impact-grants>

146995 (4-18,4-25)

LEGALS

NOTICE

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

v.

George E. Buckmon
10101 Prince Place, Apt. 202-5B
Upper Marlboro, MD 20774

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005663**

Notice is hereby given this 17th day of April, 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 17th day of May, 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 17th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$117,000.00. The property sold herein is known as 10101 Prince Place, Apt. 202-5B, Upper Marlboro, MD 20774.

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

True Copy—Test:
Mahasin El Amin, Clerk

147036 (4-25,5-2,5-9)

NOTICE

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

v.

Nathaniel K. Risch, Esquire, Personal Representative for the Estate of Jesse Jenkins
7303 Leona Street
Forestville, MD 20747

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-002877**

Notice is hereby given this 17th day of April, 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 17th day of May, 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 17th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$247,931.56. The property sold herein is known as 7303 Leona Street, Forestville, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk

147037 (4-25,5-2,5-9)

NOTICE

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

v.

Christine M Hatcher
9911 Moreland Street
Fort Washington, MD 20744

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005913**

Notice is hereby given this 8th day of April, 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 8th day of May, 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 8th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$343,603.17. The property sold herein is known as 9911 Moreland Street, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk

146990 (4-18,4-25,5-2)

NOTICE

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

v.

Tamiika Cole,
a/k/a Tamika Cole
11904 Green Tee Turn
Upper Marlboro, MD 20772

Defendant

**In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-07904**

Notice is hereby given this 8th day of April, 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 8th day of May, 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 8th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$457,431.42. The property sold herein is known as 11904 Green Tee Turn, Upper Marlboro, MD 20772.

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

True Copy—Test:
Mahasin El Amin, Clerk

146991 (4-18,4-25,5-2)

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**Brenda Boice
301 627 0900**

NOTICE BY PUBLICATION

Milagro D. Trejo Rodriguez
Plaintiff,

v.

Vidal I. Granados Martinez
Defendant.

**In the Circuit Court for
Montgomery County, Maryland
Case No. C-15-FM-23-005969**

A complaint for custody and a motion for special immigrant juvenile findings was filed with the Circuit Court for Montgomery County, Maryland on September 21, 2023. The Complaint alleged in substance: that the child was born to MILAGRO D. TREJO RODRIGUEZ and VIDAL I. GRANADOS MARTINEZ on August 27, 2013 in El Salvador. Father has abandoned and neglected the child. The Plaintiff has been a resident of the State of Maryland for over 6 years and the child has lived with her. The Plaintiff is seeking full physical and legal custody and the special immigrant juvenile findings.

It is this 16th day of April, 2024 ORDERED that the Plaintiff cause a copy of this Notice to be published at least once a week for three consecutive weeks in a newspaper of general circulation published in Prince George's County; publication is to be completed by May 16, 2024; Defendant VIDAL I. GRANADOS MARTINEZ must file a response on or before June 25, 2024; Defendant is warned that failure to file a response within the time allowed may result in a default judgment or the granting of the relief sought.

KAREN A. BUSHELL
Clerk of the Circuit Court for
Montgomery County, Maryland

147092 (4-25,5-2,5-9)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Potomac View Associates, L.P.

10055 EDGEWATER TER

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

10055 Edgewater Ter, Fort Washington, MD 20744, 12th (Twelfth) Election District, described as follows: All that lot of land nad imp...

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001746
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 10055 Edgewater Ter...

All that lot of land nad imp. 19,000.0000 SQ.FT. INDIAN QUEEN SOUTH LOT 146 BLK A ASSMT \$1,900 LIB 09231 FL 205

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 10055 Edgewater Ter...

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

True Copy—Test:
Mahasin El Amin, Clerk
147024 (4-25,5-2,5-9)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: LAJACQUELINE BIGGERS
Estate No.: 127592

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tomekia Starling for judicial probate the will dated 05/14/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 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

147046 (4-25,5-2)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: BETTY M. POINTER
AKA BETTY MAY POINTER
Estate No.: 131016

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Anna Hollins for judicial probate the will dated 12/01/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 12, 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

147047 (4-25,5-2)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

The Estate of Velma R. Watson

23321 ALEXANDER CRUMMELL AVE

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23321 Alexander Crumell Ave., Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001750
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23321 Alexander Crumell Ave...

All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 23321 Alexander Crumell Ave...

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

True Copy—Test:
Mahasin El Amin, Clerk
147025 (4-25,5-2,5-9)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: THOMAS LEWIS
AKA THOMAS LEWIS, SR.
Estate No.: 130482

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Monica Rodriguez 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 July 2, 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

147048 (4-25,5-2)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: BETTY M. POINTER
AKA BETTY MAY POINTER
Estate No.: 131016

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Liset Lopez 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 June 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

147049 (4-25,5-2)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Andrew Principe
Frank Principe

NOAH DR

and
Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Noah Drive, Fort Washington, MD 20744, 12th (Twelfth) Election District, described as follows: all that lot of land and imp.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001751
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Noah Drive, Fort Washington, MD 20744 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

all that lot of land and imp.

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property Noah Drive, Fort Washington, MD 20744 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's 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
147026 (4-25,5-2,5-9)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: LINDA CUMMINS
AKA LINDA KAYE CUMMINS
Estate No.: 127540

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Jodi Cummins for judicial probate the copy of the will dated 08/23/2003 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 13, 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

147050 (4-25,5-2)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of: PAUL STEVEN CHAPMAN
Estate No.: 127660

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Tamara D. Chapman for judicial probate the will dated 06/01/2011 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 13, 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

147051 (4-25,5-2)

ERICA A. R. REDMOND ESQ
8562 Fort Smallwood Rd
Pasadena, MD 21122
410-255-0373

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY JEAN HALL

Notice is given that Yvonne Hall Schaffer, whose address is 2525 Winrock Blvd, Apt 130, Houston, TX 77057 and Edward Hall, whose address is 2712 Neman Court, Bowie, MD 20715 and Quintasha Haywood, whose address is 5810 Ottawa Street, Oxon Hill, MD 20745, were on April 12, 2024 appointed Co-Personal Representatives of the estate of Betty Jean Hall, who died on March 2, 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 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 12th day of October, 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.

YVONNE HALL SCHAFFER
EDWARD HALL
QUINTASHA HAYWOOD
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. 122566
147081 (4-25,5-2,5-9)



LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC
Plaintiff,

vs.

ONSITE CONSTRUCTION SERVICES LLC
Prince George's County, Maryland Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 568 WILSON BRIDGE DR UNIT: 6769 A-2, OXON HILL, MD 20745, Parcel No. 12-1319391,

And

ANY UNKNOWN OWNER OF THE PROPERTY 568 WILSON BRIDGE DR UNIT: 6769 A-2, OXON HILL, MD 20745, Parcel No. 12-1319391, 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.

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

Case No. C-16-CV-24-001644
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319391 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM BLDG 20 UNIT 6769 A-2 2,001.0000 Sq. Ft. & Imps. Wilson Bridge

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

It is thereupon this 8th day of April, 2024, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property with Parcel Identification Number 12-1319391 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
146992 (4-18,4-25,5-2)

LEGALS

ORDER OF PUBLICATION BY POSTING

JUDE ANYERE
vs.

SOLANGE MBAH

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-24-000615

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

That the Defendant, Solange Mbah is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE, CUSTODY, CHILD SUPPORT AND FOR OTHER RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and stating that the Defendant's last known address is: 2827 Dunvale Rd, #5303, Houston, TX 77063, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, SOLANGE MBAH, 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 9th day of May, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, SOLANGE MBAH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 8th day of JUNE 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
146994 (4-18,4-25,5-2)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAREAN ALSTON

Notice is given that Roberta Alston, whose address is 1144 Rogers Rd, Cassatt, SC 29032, was on April 3, 2024 appointed Personal Representative of the estate of Carean Alston, who died on March 24, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of October, 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.

ROBERTA ALSTON
Personal Representative

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

Estate No. 125021
147012 (4-18,4-25,5-2)

LEGALS

NOTICE

Notice is hereby given that a hearing will be held on May 29, 2024, at 8:30 a.m. in the Courtroom of the Clinton County Courthouse, 230 East Water Street, Lock Haven, PA 17745, in the matter of In Re: 2011 Mack Tractor, VIN #1M1AW07Y9BM015090 (CV-1318-2023), regarding a complaint filed by Bressler's Garage, Inc. to obtain ownership of the said 2011 Mack Tractor. Any person or entity who claims to have any interest in the said 2011 Mack Tractor may appear at the hearing and show cause as to why an Order should not be entered by the Court awarding ownership of the said 2011 Mack Tractor to Bressler's Garage, Inc. This Notice is being provided in accordance with the Order entered by the Honorable Michael F. Salisbury on October 31, 2023.

Jenna A. Neidig, Esquire
Counsel for Plaintiff
(570) 524-6020

146812 (4-11,4-18,4-25)

ORDER OF PUBLICATION

NAR Solutions, Inc
Plaintiff

vs.

Frederick J Corder;
Marilyn M Corder;
U.S. Small Business Administration
Prince George's Financial Service Corporation;
Houston E. Gray;
Industrial Bank;
Paul J. Cohen, Esq.;
Omni Council of Unit Owners, Inc.;
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 4000 Mitchellville Rd., Unit A-304, Bowie, MD 20716, and more fully described in Liber 9182 Page 0517 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$174,400 and Assessed to: Frederick J Corder; Property ID: 07-0669986,

Defendants

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

Civil Action No. C-16-CV-24-001645

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

4000 Mitchellville Rd., Unit A-304, Bowie, MD 20716, and more fully described in Liber 9182 Page 0517 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$174,400 and Assessed to: Frederick J Corder; Property ID: 07-0669986.

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 8th day of April, 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 general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before May 10th, 2024, warning all persons interested in the said properties to be and appear in this Court by the 18th day of June, 2024 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146993 (4-18,4-25,5-2)

ORDER OF PUBLICATION BY POSTING

JOEL DELGADO CASTILLO
vs.

VANESSA HOWLE

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-23-009166

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

That the Defendant, Vanessa Dale Howle is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE AND OTHER RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of six-month separation and stating that the Defendant's last known address is: 6711 Surratts Rd, Clinton, MD 20732, 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 May, 2024; and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, VANESSA HOWLE, 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;

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Kirk T. Hardisty

CROOM STATION RD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Croom Station Road, Upper Marlboro, MD 00000, 3rd (third) Election District, described as follows: All that lot of land L 10307 F 345 1.0000 ACRES ASSMT \$6,000 MAP 101 GRID E4 PAR 011 LIB 38876 FL 391

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001752

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Croom Station Road, Upper Marlboro, MD 00000 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land L 10307 F 345 1.0000 ACRES ASSMT \$6,000 MAP 101 GRID E4 PAR 011 LIB 38876 FL 391

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property Croom Station Road, Upper Marlboro, MD 00000 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's 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

147027 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Foster Communities of Maryland, Inc.

6004 BUTTERFIELD DR

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

6004 Butterfield Drive, Clinton, MD 20735, 9th (Ninth) Election District, described as follows: All that lot of land and imps. Vacation-v- 020 04 (283237sf Comb Fr Plat#0 9-159005 vac V-02004 200 7.7900 acres

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6004 Butterfield Drive, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. Vacation-v- 020 04 (283237sf Comb Fr Plat#0 9-159005 vac V-02004 200 7.7900 acres

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 6004 Butterfield Drive, Clinton, MD 20735 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's 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

147028 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Jonah R. Birnbaum

8814 MYRTLE AVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8814 Myrtle Avenue, Bowie, MD 20720, 14th (Fourteenth) Election District, described as follows: All that lot of land and imps. LOTS 69,70,71, 72 & 73 12,500.0000 SQ.FT. BOWIE BLK 24

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001754

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8814 Myrtle Avenue, Bowie, MD 20720 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. LOTS 69,70,71, 72 & 73 12,500.0000 SQ.FT. BOWIE BLK 24

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 8814 Myrtle Avenue, Bowie, MD 20720 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's 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

147029 (4-25,5-2,5-9)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Karla D. Walker

DANGERFIELD RD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Dangerfield Road, Clinton, MD 20735, 9th (ninth) Election District, described as follows: All that lot of land and imps. 1.0000 ACRES ASSMT \$7,233 MAP 126 GRID A2 PAR 015 LIB 28773 FL 454

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001755

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Dangerfield Road, Clinton, MD 20735 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. 1.0000 ACRES ASSMT \$7,233 MAP 126 GRID A2 PAR 015 LIB 28773 FL 454

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property Dangerfield Road, Clinton, MD 20735 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's 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

147030 (4-25,5-2,5-9)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Maria C. Salgado

8822 GLENARDEN PKWY

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8822 Glenarden Pkwy, Lanham, MD 20706, 13th (Thirteenth) Election District, described as follows: All that lot of land and imps. PT LT 6 & LT 7 EQ 5575 SE, 5,575.0000 SQ.FT. GLENARDEN HEIGHTS BLK 3 ASSMT \$700 LIB 44285 FL 299

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001756

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8822 Glenarden Pkwy, Lanham, MD 20706 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. PT LT 6 & LT 7 EQ 5575 SE, 5,575.0000 SQ.FT. GLENARDEN HEIGHTS BLK 3 ASSMT \$700 LIB 44285 FL 299

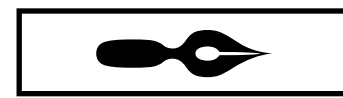
The Complaint states, among other things, that the amounts necessary for redemption have not been paid.

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 8822 Glenarden Pkwy, Lanham, MD 20706 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's 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

147031 (4-25,5-2,5-9)



LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JIMMIE KELL YOUNG

Notice is given that Jason Young, whose address is 12539 Windover Turn, Bowie, MD 20715, and Jason Robertson, whose address is 5337 Sweetwater Drive, West River, MD 20778, were on April 12, 2024 appointed co-personal representatives of the small estate of Jimmie Kell Young who died on November 15, 2023 with a will.

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

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

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

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

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

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

JASON YOUNG
JASON ROBERTSON
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. 133095
147045 (4-25)

ORDER OF PUBLICATION

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

vs.

MARJORIE SHELTON

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

STEPHEN J. MCGIBBON,
TRUSTEE

PRINCE GEORGE'S COUNTY, MARYLAND
S/O: RHONDA L. WEAVER,
COUNTY ATTORNEY

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:

709 59TH PL
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 709 59TH PL described as follows: Property Tax ID 18-1984764 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-001786

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

7875 SQ FT FAIRMOUNT HEIGHTS BLK F; LTS 17.18.19 Assmt 376,600 Lib and FJ 4869/289 and assessed to MARJORIE SHELTON, also known as 709 59TH PL, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-1984764.

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

It is thereupon this 15th day of April, 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 before the 10th day of May, 2024, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

147032 (4-25,5-2,5-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET G MCKEITHEN

Notice is given that Edna D West, whose address is 1405 Barnacle Geese Court, Upper Marlboro, MD 20774, was on April 10, 2024 appointed Personal Representative of the estate of MARGARET G MCKEITHEN, 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 10th day of October, 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.

Any claim not served 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.

EDNA D WEST
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133052
147071 (4-25,5-2,5-9)

LEGALS

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

Sue A. Greer
P.O. Box 1616
La Plata, Maryland 20646
301-934-7988

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSEMARY EDWARDS SELLNER

Notice is given that Charles Edward Sellner, whose address is 5921 Sellner Lane, Clinton, Maryland 20735, was on April 17, 2024 appointed Personal Representative of the estate of Rosemary Edwards Sellner who died on December 30, 2023 with a will.

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

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

CHARLES EDWARD SELLNER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133148
147061 (4-25,5-2,5-9)

Justin Wedgewood Esq
322 Main Street
Suite 102
Laurel, MD 20707
301-776-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GALEN KISTLER ADAMS JR

Notice is given that Ronald M Adams, whose address is 117 Schooner Bend Ave, Summerville, SC 29486, was on March 7, 2024 appointed Personal Representative of the estate of Galen Kistler Adams Jr, who died on October 4, 2022 without a will.

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

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

RONALD M ADAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127674
146965 (4-11,4-18,4-25)

Shipley & Horne, P.A.
L. Paul Jackson, II
1101 Mercantile Lane, Suite 240
Largo, MD 20774
(301) 925-1800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EMMALEAN S ODEMNS

Notice is given that Annette Solomon, whose address is 2321 4th Street NE Unit 519, Washington, DC 20002, was on April 17, 20

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