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 20722 [front of Main St. on transport of Duyel Wing of parthagus com 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 pur-chaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

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

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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 OF PRINCE GEORGE'S THORITY, 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

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-

Written comments must be submitted by 3:00 p.m. on the day BE-FORE the meeting. Testimony and comments \underline{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)

The Prince George's Post

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

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: 4/29/2024.

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

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

1965 FORD MUSTANG 16T07T192704 2015 INFINITI JN1BV7AP4FM350265 O50 **FUSION** MD 3EK5426 3FADP0L35BR316487 2010 FORD

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

1996 VOLVO MD 962F21 4V4JDBME9TN850540 WG

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

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

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

2005 FORD MD 2EM7271 1ZVFT80N355233096 MUSTANG DC DF0535 2HGFB2F51EH527858 2014 HONDA CIVIC 2018 VOLKSWAGEN ATLAS MD 2EX6652 1V2LR2CA2JC539883

METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735

301-568-4400

1987	BMW	325I			WBAAA2305H3110333
1968	CHEVROLE	Γ C-10			CS148T124260
2013	MERCEDES-	C300			WDDGF8AB6DR294894
	BENZ				
2002	CHEVROLE	Г ТАНОЕ	VA	UNL4523	1GNEK13Z52J306874
2006	FORD	FUSION	VA	UEU5860	3FAHP08156R130642
2021	JEEP	RENEGADE	DC	R50202	ZACNJDAB5MPN15423
2004	HYUNDAI	SONATA			KMHWF25S64A948042
2007	MERCEDES-	CL8550	DC	IA2630	WDDDI72X97A098232

BENZ

147022 (4-18)

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:

<u>CR-023-2024 A RESOLUTION CONCERNING THE 2018 WATER</u> AND SEWER PLAN (DECEMBER 2023 CYCLE OF AMENDMENTS)

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) b-4, A/ b/ C-1, 1 arcci 20			
23/BP-03 Muirkirk	Two distribution warehouse with combined square footage of 269,200 SF of floor area. 9 D-4; Parcel 171 & 172		S5	S4
District 1				
Western Brand	<u>ch</u>			
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		40.00	_	
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; minimur sales price of \$400,000 109 A Parcels 22 & 83	n	5	4
District 9				
<u>Piscataway</u>				
23/P-01 Moores 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	A church consisting of 7,600	9.27	S5	Waiver for
Refuge Temple Worship Center	SF of floor area. 124 E-4 & 133 E-1; Rear p/o Lot 30 & p/o Lot 31	RE	33	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	d 4.73 RR	5	4
District 8	TITE of Turcel for			
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	S5	S4
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	S5	S4
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		S5	S4
District 9	0 . 16 . 14 . 1 . 1	F 0	TA75	1470
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 Redesignation	ns/			
Map Amendments/ Water/Sewer Connection Confirmations				
District 9	Rosaryville Road		5	3
District 9	16201 Holly Hill Drive		S5	S3
District 9 District 9	Livingston Road Dangerfield Road		S5 4	S3 3
Catego	ory 3 – Community System ory 4 – Community System Ado	equate for		

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

(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 OP-ERATING 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-

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

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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

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 courthy is included that to include the product of the courthy of the courth of t plex--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 and the costs incident to settlement, shall be borne by purchaser and the costs incident to settlement, shall be some or continued to the costs incident to settlement. chaser. Purchaser shall be responsible for obtaining physical possession

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

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Safe

Weekend

Michael S. Rosier 4550 Forbes Blvd. #140 Lanham, MD 20706 301-567-6700

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA KATHRYN ALLEN

Notice is given that Leroy Allen, whose address is 6702 Cathedral Avenue, Lanham, MD 20706, was on March 20, 2024 appointed Personal Representative of the estate of Patricia Kathryn Allen who died on October 4, 2023 with a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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 under-signed on or before the earlier of the following dates:

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

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

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

LEROY ALLEN Personal Representative

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 132609

146913 (4-4,4-11,4-18)

EMILY LEE ESQ **LEGALS**

3603 Chain Bridge Road #E Fairfax, VA 22030 703-821-3131

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANG MU CHOI

Notice is given that Yesle Yi, whose address is 6325 Woodside Court, Suite 110, Columbia, MD 21046, was Representative of the estate of Sang Mu Choi who died on October 18, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of September, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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 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.

YESLE YI Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 132023 146918 (4-4,4-11,4-18)

ERICA T. DAVIS 1401 Rockville Pike Ste. 650 Rockville, MD 20852

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-738-7685

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELTON COLEMAN

Notice is given that Sarah Kathryn Pulchine, whose address is 8124 Burwell Road, Catlett, VA 20119, was on March 27, 2024 appointed Personal Representative of the estate of Mary Elton Coleman who died on April 20, 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 27th day of September, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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.

SARAH KATHRYN PULCHINE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 132873

(4-4,4-11,4-18)

146919

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA MAE SHERIFF

Notice is given that Jeffrey Sheriff, whose address is 7112 Langley Court, Hughesville, MD 20637, was on February 13, 2024 appointed Personal Representative of the estate of Anna Mae Sheriff who died on January 19, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of August, 2024.

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

JEFFREY SHERIFF Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

UPPER MARLBORO, MD 20773-1729

Estate No. 132329 146914 (4-4,4-11,4-18)

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 Representa-tive 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 representations at the transfer of the personal representations. tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 UPPER MARLBORO, MD 20773-1729

Estate No. 132939 (4-18,4-25,5-2) 147005

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNIE RUTH SOUTHERLAND

Notice is given that Paul Southerland, whose address is 13012 Fox Bow Drive, Upper Marlboro, MD 20774, was on March 22, 2024 apthe estate of Annie Ruth Southerland who died on May 14, 2023 with

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

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

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.

PAUL SOUTHERLAND Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 132322

146916 (4-4,4-11,4-18)

NOTICE OF FORECLOSURE SALE

MICHAEL G. GALLERIZZO and RICHARD A. DUBOSE, III GEBHARDT & SMITH LLP One South Street, Suite 2200 Baltimore, Maryland 21202

Substitute Trustees

Defendant,

13788 BALTIMORE AVE LLC, 110 Saint Paul Street

Baltimore, Maryland 21202

SUBJECT PROPERTY: Street Address: 13788 Baltimore Avenue Laurel, Maryland 20707 Tax Identification Numbers:

10-0996447 (Lots 1-4) 10-0996439 (Lot 5) 10-0996421 (Lot 6)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-004972

THE REAL PROPERTY THAT IS THE SUBJECT OF THIS FORECLOSURE ACTION IS NOT "RESIDENTIAL PROPERTY" AS DEFINED BY SEC-TION 7-105.1(a)(12) OF THE REAL PROPERTY ARTICLE OF THE MARY LAND CODE

NOTICE is hereby given this 22nd day of March, 2024, by the Circuit Court for Prince George's County, Maryland, that the sale of the property which is the subject of this foreproceeding, generally known as 13788 Baltimore Avenue Laurel, Maryland 20707 (Tax Identification Numbers: Lot 1-4: 10-0996447; Lot 5: 10-0996439; Lot 6: 10-0996421) as more particularly described in the Report of Sale and attachments thereto, and reported by Michael G. Gallerizzo and Richard A. DuBose, III, Substitute Trustees, shall be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 22nd day of April, 2024, provided that a copy of this Notice of Foreclosure Sale be published at least once a week in each of three (3) successive weeks in a newspaper of general circulation published in Prince George's County, Maryland before the 22nd day of April, 2024.

The Report of Sale filed in this foreclosure proceeding by the Substitute Trustees ("Report of Sale") states that the Property, as is more particularly described in the Report of Sale and the attachments thereto, was sold for \$495,000.00 at the foreclosure sale to Fariba Tavakoli.

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

True Copy—Test: Mahasin El Amin, Clerk 146928 (4-4,4-11,4-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAE M PRICE

Notice is given that Donna Akinnodi, whose address is 138 W North Avenue, Hagerstown, MD 21740, was on March 20, 2024 appointed Personal Representative of the estate of Mae M Price who died on November 29, 2019 without a will.

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

DONNA AKINNODI Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 118153

146925 (4-4,4-11,4-18)

LEGALS

Deborah G. Matthews, Esq. 110 North Royal Street, Suite 575 Alexandria, Virginia 22314 703-548-3699

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINALD C. SMITH, JR.

Notice is given that Deborah W Smith, whose address is 213 Palen Avenue, Newport News, Virginia 23601, was on March 20, 2024 appointed Personal Representative of the estate of Reginald C. Smith, Jr. who died on August 3, 2021 with a

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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th 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 under-signed on or before the earlier of the

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

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

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

DEBORAH W SMITH Personal Representative

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

Estate No. 123920 146911 (4-4,4-11,4-18)

Sandra R. Burton Stalzer Goodwin Weber PLLC 5257 Buckeystown Pike, #470 Frederick, Maryland 21704 301-850-2792

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOANNE FITTERER

Notice is given that Bruce Gewirz, whose address is 10538 Waller Road, Laurel, DE 19956, was on January 30, 2024 appointed Personal Representative of the estate of Joanne Fitterer who died on September 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 represen-tative or the attorney.

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

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

following dates: (1) Six months from the date of the

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

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

BRUCE GEWIRZ Personal Representative

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

Estate No. 132155 146912 (4-4,4-11,4-18)

Call 301-627-0900 for a quote.

LEGALS

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersev Kevin Hildebeidel Kyle Blackstone en roung 1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090 Substitute Trustees,

Erick C. Lainez Barahona

Erika M. Santamaria

3512 Pumphrey Drive District Heights, MD 20747 Defendants

Case No. C-16-CV-23-005886 Notice is hereby given this 27th day of March, 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 29th day of April, 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 succes-

In the Circuit Court for Prince

George's County, Maryland

sive weeks before the 29th day of April, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$215,000.00. The property sold herein is known as 3512 Pumphrey

Drive, District Heights, MD 20747. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk

(4-4,4-11,4-18)

146898

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, 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)

The Prince George's Post Call (301) 627-0900 Fax (301) 627-6260

Serving Prince George's County Since 1932

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAUDLYN GREEN CAMPBELL

Notice is given that Winsome A Bascoe, whose address is 10300 Bald Hill Road, Bowie, MD 20721, was on April 5, 2024 appointed personal representative of the small estate of Maudlyn Green Campbell, who died on February 13, 2024 without a

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

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

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

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

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

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

> WINSOME A BASCOE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 132752 146996 (4-18)

LEGALS

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

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

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

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

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 pe-

tition 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 ostponed 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

(4-18,4-25)

147001

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD DANIEL MAPLE

Notice is given that Joyce A Maple, whose address is 9403 Small Drive, Clinton, MD 20735, was on April 4, 2024 appointed personal representative of the small estate of Edward Daniel Maple, who died on February 18, 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 of 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

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

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

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

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

> JOYCE A MAPLE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 132983 146997 (4-18)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF OTTILIE FLESHIA LEE AKA: OTTILIE FLESHIA LEE JOHNSON

Notice is given that Fitzroy Johnson whose address is 2611 Kirkwood Place Apt 103, District Height 2024, was on April 1, 2024 appointed personal representative of the small estate of Ottilie Fleshia Lee, who died on October 14, 2023 without a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative 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.

FITZROY 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. 132943 146998

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 Upper Marlboro, MD 20773

147002 (4-18,4-25)

146989

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ANN MELVIN

Notice is given that William E Melvin Jr, whose address is 6104 44th Avenue, Riverdale, MD 20737, was on April 2, 2024 appointed personal representative of the small estate of Mary Ann Melvin who died on February 28, 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 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

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

(1) Six months from the date of the

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

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

> WILLIAM E MELVIN 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. 132957 147000 (4-18)

LEGALS

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

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 Octuber 2024

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

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

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

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

NATHAN CLARKE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 133007

147004 (4-18,4-25,5-2) TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS E HORAN

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 Fran-

cis 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)

> Matthew A. Mace, Esquire Baker Donelson 100 Light Street Baltimore, MD 21202 410-862-1090

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DIANE L. SILLS A/K/A DIANE LUCILLE SILLS A/K/A DIANE SILLS

Notice is given that Daniel Sills, whose address is 1911 Marlin Drive, Ocean City, MD 21842, was on April 9, 2024 appointed personal representative of the small estate of Diane L. Sills a/k/a Diane Lucille Sills a/k/a Diane Sills who died on Sep-

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

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

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

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

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

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

DANIEL SILLS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 131628 (4-18)

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the Town of Colmar Manor, Maryland, will hold a public hearing on:

146999

Tuesday May 8, 2022 AT 6:00 P.M. **RESOLUTION R-06-2024**

CHARTER RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND AND REPEAL CERTAIN PROVISIONS OF ARTICLE VII, "PERSONNEL" OF THE

TOWN CHARTER TO ADD THE POSITION OF TOWN MAN-AGER, ESTABLISH SEPARATE OFFICES FOR TOWN CLERK AND TREASURER, REVISE PROVISIONS RELATED TO THE TOWN ATTORNEY, REMOVE THE POSITION OF POLICE COORDINATOR, AND REVISE PROVISIONS RELATED TO THE TOWN'S PERSON-NEL SYSTEM

Further information may be obtained from the Colmar Manor Town Hall, 3701 Lawrence Street, Colmar Manor, MD 20722, between 9 a.m. and 5 p.m., Monday through Friday, or by contacting the Town Administrator, gholcomb@colmarmanor.org.

(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 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 represen-tative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 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

following dates: (1) Six months from the date of the

of Wills with a copy to the undersigned on or before the earlier 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 hereafter. Ćlaim 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 UPPER MARLBORO, MD 20773-1729

Estate No. 132597 <u>147007</u> (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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal repre-sentatives 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 Wills on or before the 2nd day of 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 (4-18,4-25,5-2) 147009

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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 repre-

sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the

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

other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Ćlaim forms may be ob-

tained from the Register of Wills. SHAUNTICE HARRIS

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

<u>147008</u>

UPPER MARLBORO, MD 20773-1729 Estate No. 132349

(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

r., 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 represen-

tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of tober, 2024. Any person having a claim against the decedent must present the claim

of Wills with a copy to the undersigned, on or before the earlier of the following dates:

to the undersigned personal repre-sentative or file it with the Register

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

two months from the mailing or other delivery of the notice. A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills. ARCHIE GATLING JR. Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County

UPPER MARLBORO, MD 20773-1729

Estate No. 132999 <u>147013</u> (4-18,4-25,5-2)

NOTICE KIMBERLY D. COOPER,

VS.

GLENN E. COOPER

Plaintiff

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 NO-TICE 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)

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

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 dissuch 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 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 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

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 Dik-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 pro-bate 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

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 106458 (4-18,4-25,5-2) 147010

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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 Per-sonal 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 pro-bate 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 dècedent's death; or

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

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

> JOMOY K PALMER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1**72**9 UPPER MARLBORO, MD 20773-1729

Estate No. 132926

(4-18,4-25,5-2) <u>147011</u>

ADVERTISE In The Prince George's Post Call Today 301-627-0900

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CLAUDINNIA DARBY**

Notice is given that Sidney M. Darby, whose address is 12959 Claxton Drive, Laurel, MD 20708, was on March 21, 2024 appointed Personal Representative of the estate of Claudinnia Darby who died on February 7, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of September, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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.

SIDNEY M. DARBY Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

Estate No. 132817 146922 (4-4,4-11,4-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVERETT D WINSTEAD**

Notice is given that Thurman Winstead, whose address is 3400 Randall Road, Suitland, Maryland 20746, was on March 26, 2024 appointed Personal Representative of the estate of Everett D Winstead who died on February 19, 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 26th day of September, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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.

THURMAN WINSTEAD Personal Representative

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

Estate No. 132823

146923 (4-4,4-11,4-18)

LEGALS

THE CITY OF GLENARDEN, MARYLAND FAIR SUMMARY

CHARTER AMENDMENT RESOLUTION (CAR-01-2024)

This is to give notice that the Council of the City of Glenarden has introduced and intends to 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

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

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, APRIL 23, 2024

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

1:00 P.M.

Notice is hereby given that on Tuesday, April 23, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTION

CR-013-2024 – A RESOLUTION CONCERNING THE 911 CHARGE for the purpose of approving a one cent increase in the additional charge for switched local exchange access service, commercial mobile radio service, and other 911 accessible service within the County.

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-

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

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

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

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

> > (4-11,4-18)

146936

ATTEST:

Donna J. Brown Clerk of the Council

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

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. 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 corrected designed of any decuments filed recording the failure. 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 #

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

LEGALS

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

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

6209 SEMINOLE PLACE COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Frank M. White, dated March 16, 2007, and recorded in Liber 27503 at folio 494 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 9:33 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

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 dissuch other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 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 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, 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 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 # 14-600596)

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

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

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

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 under-signed, on or before the earlier of the following dates:

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

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

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

> WARREN LEONARD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR 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 Au-

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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 UPPER MARLBORO, MD 20773-1729

Estate No. 132232 146970 (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 **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 under-signed, on or before the earlier of the following dates:

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

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

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

TERESA YVONNE LONG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 132812

<u>146971</u> (4-11,4-18,4-25)

NOTICE OF APPOINTMENT

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED 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

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 epresentative 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)

LEGALS

NOTICE OF APPOINTMENT

LEGALS

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 Febru-

ary 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 under-signed, on or before the earlier of the following dates:

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

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

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

> JOANNE TAIT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 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. Člaim forms mav 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

146964

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

MARILYN ELOISE WALLACE

Notice is given that Ann Kozack, whose address is 359 Museum Village Road, Monroe, NY 10950 and James W Kozack, whose address is 4

West Lawrence Park Drive, Unit 12,

Piermont, NY 10986, were on March 22, 2024 appointed Co-Personal Rep-

resentatives of the estate of Marilyn

Eloise Wallace who died on March 28, 2020 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the co-personal repre-

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 22nd day of September, 2024.

Any person having a claim against the decedent must present the claim

to the undersigned co-personal representatives or file it with the Regis-

ter of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the co-per-

sonal representatives mails or other-wise delivers to the creditor a copy

of this published notice or other

written notice, notifying the creditor that the claim will be barred unless

the creditor presents the claims

within two months from the mailing or other delivery of the notice.

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

IN THE ESTATE OF

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 pro-bate 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

146968

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT L JOHNSON

Notice is given that Scott A Johnson, whose address is 4314 Thoroughbred Drive, Upper Marlboro, MD 20772, was on March 19, 2024 appointed Personal Representative of the estate of Herbert L Johnson who died on February 18, 2024 with

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th 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.

tained from the Register of Wills.

SCOTT A JOHNSON Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

Estate No. 132601

(4-4,4-11,4-18)

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

NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

AKA: HERBERT LEROY JOHNSON

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

CERETA A. LEE Upper Marlboro, MD 20773-1729

<u>146915</u>

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

> **CHARISSE C SCOTT** Notice is given that Christopher Scott, whose address is 4300 Kay-wood Drive, Apt 2, Mount Rainier, MD 20712, was on March 20, 2024 appointed Personal Representative of the estate of Charisse C Scott who died on July 28th, 2023 without a

IN THE ESTATE OF

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

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

September, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the 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 ob-tained from the Register of Wills.

CHRISTOPHER SCOTT Personal Representative

<u>146924</u>

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 131764

(4-4,4-11,4-18)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT WILLIAMS

Notice is given that Lisa Williams, whose address is 9561 Tapok Drive, Apt 303, Manassas, VA 20110, was on March 1, 2024 appointed Personal Representative of the estate of Robert Williams who died on August 25, 2022 without a will 2022 without a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or 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

Wills on or before the 1st day of September, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

their objections with the Register of

of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

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

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

LISA 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. 132516 146920 (4-4,4-11,4-18)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HUBERT EUGENE LAWSON IR

Notice is given that Linda Lawson, whose address is 1365 Parkwood Pl, NW, Washington, DC 20010, was on March 22, 2024 appointed Personal Representative of the estate of Hubert Eugene Lawson Jr who died on Echrose 4, 2024 without a will. February 4, 2024 without a will.

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

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of September, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the 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.

LINDA LAWSON Personal Representative

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

Estate No. 132575 <u>146921</u> (4-4,4-11,4-18)

ANN KOZACK JAMES W KOZACK Co-Personal Representatives

decedent's death; or

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729 Estate No. 132384 <u>146927</u> (4-4,4-11,4-18)

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ORDER OF PUBLICATION

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

Plaintiff

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORT-GAGE TRUST 2007-AR9, MORT-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 situate 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 prop-

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 Fl 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 nec essary for redemption have not been paid although more than six (6) months and a day from the date

of sale has expired.

It is thereupon this 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 eorge'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 (4-11,4-18,4-25) 146949

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

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 date: 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

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

Upper Marlboro, MD 20773-1729

ORDER OF PUBLICATION

NAR Solutions, Inc

Plaintiff

7th Heaven Trust; Prince George's County, Maryland

All other persons having or claiming to have an interest in property described as 1836 Metzerott Rd, Unit 1823, Hyattsville 20783, and more fully described in Liber 45098 Page 00298 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$102000; and Assessed to: 7th Heaven Trust; Property ID: 17-1935469,

Defendants

In the Circuit Court for Prince George's County, Maryland Civil Action No. C-16-CV-24-001406

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

Property described as 1836 Metzerott Rd, Unit 1823, Hyattsville 20783, and more fully described in Liber 45098 Page 00298 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$102000; and Assessed to: 7th Heaven Trust; Property ID: 17-1935469.

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 25th day of March, 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 April 19th, 2024, warning all persons interested in the said properties to be and appear in this Court by the 28th day of May, 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

146896

LEGALS

(4-4,4-11,4-18)

LM File No.: 1751-00046-Insight Real Estate, LLC

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701 **AMENDED**

ORDER OF PUBLICATION

Insight Real Estate, LLC,

Successor Trustee of the Ralph Hodge Revocable Trust; The Ralph Hodge Revocable Trust; Estate of Ralph Lecount Hodge; The testate and intestate successors of Ralph Lecount Hodge, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 Fl 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 Fl 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000373 (TAX SALE)

Defendants.

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

described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 Fl 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744.

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

LEGALS

It is thereupon this 26th day of March, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 19th day of April, 2024, warning all persons interested in the property to appear in this Court by the 29th day of May, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of re-demption in and as to 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

(4-4,4-11,4-18)



LEGALS

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board) REGULAR SESSION

APRIL 23, 2024

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Beverage Article.

REQUEST FOR DELIVERY PERMIT

t/a Watkins Park Liquors, Jayamala Chinchode Reddy, Managing Member / Authorized Person, Cindy Lou Schlauch, Authorized Person, Class A, Beer, Wine and Liquor, Watkin's Park Liquor MD, LLC, 12140 Central Avenue, Mitchellville, 20721. Represented by Linda Carter,

TRANSFER OF LOCATION

Jayshree J. Shah, President/Secretary/Treasurer for a Class A, Beer, Wine and Liquor for the use of Jay, Inc., t/a Calverton Liquors, 11703 Beltsville Drive, Beltsville, 20705, transfer from Jay, Inc., t/a Calverton Liquors, 11717 Beltsville Drive, Beltsville, 20705, Jayshree J. Shah, President/Secretary/Treasurer.

TRANSFER

Dilruha Akter Nisu Sole Member for a Class D(off), Beer and Wine for the use of Big Ben Convenience, LLC, t/a Big Ben Convenience Store, 805 Larchmont Avenue, Capitol Heights, 20743, transfer from Big Ben Convenience, LLC, t/a Big Ben Convenience Store, 805 Larchmont Avenue, Radwan Azam, Member-

Pedro A. Vargas Morales, President/Secretary/Treasurer for a Class D(off), Beer and Wine for the use of Tony, Inc., t/a El Paso Beer and Wine, 15101 Baltimore Avenue, Suite 104, Laurel, 20707, transfer from NSPKH, Inc., t/a Eastern Beer, wine & Azteca Restaurant, 15101Baltimore Avenue, Laurel, 20707, Jose L. Lazo, President/Sec-

NEW - CLASS B, BEER, WINE AND LIQUOR

Stanley Neal Jr., Owner for a Class B, Beer, Wine and Liquor for the use of Michael's Restaurant, LLC, t/a Michael's Restaurant, 14601 Main Street, Upper Marlboro, 20772.

Diana Odett Bedolla Hernandez, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of NSPKH, Inc., t/a Azteca Restaurant, 15101 Baltimore Avenue, Suite 101, Laurel, 20707.

Tanimowo Y. Alli, President for a Class B, Beer, Wine and Liquor for the use of Lanham Restaurant Limited Liability Company, t/a Taste of Lagos, 9915 Lanham Severn Road, Lanham, 20706.

Aaron Bullock, Member for a Class B, Beer, Wine and Liquor for the use of 1123 Huncho House Experience, LLC, t/a 1123 Huncho House Experience, 6450 America Blvd, Suite 105, Hyattsville, 20782.

Maritza Martinez, President/Secretary/Treasurer for a Class B, Beer, Wine and Liquor for the use of Garcia, Inc., t/a Anthony's New York Pizza & Pasta House, 15480 Annapolis Road, Suite 220, Bowie,

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, April 23, 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 <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director April 8, 2024

146975

(4-11,4-18)

146962

PRINCE GEORGE'S COUNTY GOVERNMENT

> **BOARD OF LICENSE** COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on May 23, 2024 will be heard on July 25, 2024. Those li-

Class B, Beer, Wine and Liquor – 17 BL 143, 17 BL 144, 17 BL 145, 17 BL 146

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer, Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/ On Sale, Class D(ML). D(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, May 8, 2024 at 7:00 p.m. If you would like to atthe 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 <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard April 4, 2024

146974 (4-11,4-18)

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

Carlton Blake and

NOTICE

Substitute Trustees Plaintiffs

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'Sul-livan, 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 Él Amin, 146979

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

LEGALS

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

BEFORE THE REGISTER OF WILLS IN THE ESTATE OF: CHARLIE CANADA JR **ESTATE NO: 132475**

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Alan Wilson - 23215 Brandon Court, Leonardtown, MD 20650 - Brother, challenging the will dated December 23, 2020.

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 146961 (4-11,4-18)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

HILDA MCRAE FREEMAN AKA: HILDA FAYE MCCRAE **FREEMAN** Estate No.: 127474

> NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Zenobia Richmond for judicial probate of the will dated <u>September 2, 2022</u>, and for the appointment of a personal

representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on May 1, 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

(4-11,4-18)

LEGALS

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 Ávenue, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate 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

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 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 with-

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 repre-

sentative 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. Ćlaim forms may be ob-

tained from the Register of Wills. RONALD M ADAMS Personal Representative

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

146965

Estate No. 127674

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

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 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

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 repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of the following dates: (1) Six months from the date of the

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

other delivery of the notice.

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be 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)



LEGALS

Kathleen D. Adcock

McMillan Metro, PC

7811 Montrose Road, Suite 400 Potomac, Maryland 20854 410-967-0348

NOTICE OF APPOINTMENT

O ALL PERSONS INTERESTED

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF MICHELE U. LAYNE Notice is given that Laferne Layne, whose address is 679 East 92nd Street, Brooklyn, NY 11236, was on March 21, 2024 appointed Personal Representative of the estate of Michele U. Layne who died on January 28, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of September, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the 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 ob-

LAFERNE LAYNE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

UPPER MARLBORO, MD 20773-1729

tained from the Register of Wills.

Estate No. 132814 <u>146917</u> (4-4,4-11,4-18)

WANTED: Your Ad Here!

Advertise in The Prince George's Post! Call 301-627-0900 Today!

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duvall Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 04/26/2024. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10222 2003 YAMAHA 20' BOAT MD# 5794BM HI-TECH AUTOMOTIVE 2020 CHANEYVILLE RD **OWINGS**

LOT# 10447 1998 BAYLINER 38'1" BOAT MD# 1169BZ SHIPWRIGHT LLC 6047 HERRING BAY RD DEALE

LOT#10456 2018 INTERNATIONAL VIN# 3HSDZAPR4JN434651 MJ'S COLLISION CENTER & AUTO REPAIR 2801 W. BELVEDERE AVE **BALTIMORE**

LOT#10478 2014 DODGE VIN# 1C3CDZAB5EN226359 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#10492 2009 BMW VIN# WBAPL33599A405034 HUNTZBERRY'S IMPORT AUTO-MOTIVE 100 INDUSTRY LN PRINCE FREDERICK

LOT#10494 2017 HONDA VIN# 2HGFC3B76HH355387 MJ'S COLLISION CENTER & AUTO REPAIR 2801 W. BELVEDERE AVE **BALTIMORE**

LOT#10495 2017 KIA VIN# KNDPMCAC9H7035104 LA AUTO SERVICE 2124 EDMONDSON AVE BALTIMORE

LOT#10496 2018 NISSAN VIN# JN8AY2NC9J9552609 T&T AUTO INC 5226 FAIRLAWN AVE

LOT#10499 2015 MERCEDES VIN# 55SWF4KB3FU049667 **I&M AUTO REPAIR** 16840 OAKMONT AVE BAY# B-C GAITHERSBURG

LOT#10500 2019 MITSUBISHI VIN# JA4AZ3A38KZ013978 LA AUTO SERVICE 2124 EDMONDSON AVE **BALTIMORE**

LOT#10501 2015 NISSAN VIN# 3N1AB7AP7FY328262 CHIBUZO AUTO REPAIR LLC 2311 BELAIR RD **BALTIMORE**

LOT#10502 **2015 LEXUS** VIN# JTHBK1GGXF2198027 CHIBUZO AUTO REPAIR LLC 2311 BELAIR RD **BALTIMORE**

LOT#10504 1986 OLDSMOBILE VIN# 1G3GK4796GP368544 EDWARD POPE 7428 HICKORY LANE HANOVER

LOT#10505 2011 DODGE RAM VIN# 3D73Y4CL4BG510942 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#10506 2021 RAM VIN# 3C63RRHL7MG618981 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#10507 2018 DODGE VIN# 1C4RDJDG8JC386899 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#10508 2017 RAM VIN# 1C6RR6KT1HS866093 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#10558 1999 CHAMPION VIN# 07997879766AB BOONE'S ESTATES MHC LLC 1091 MT ZION MARLBORO RD **LOTHIAN**

LOT#10581 2014 KIA VIN# KNAGM4ADXE5071953 DARCARS FORD LANHAM KIA 9020 LANHAM SEVERN RD

LANHAM

LOT#10582 2018 KIA VIN# 3KPFL4A7XJE214734 DARCARS FORD LANHAM KIA 9020 LANHAM SEVERN RD LANHAM

LOT#10585 2012 VOLKSWAGON VIN# 2C4RVABGXCR293733 FITZGERALD AUTO MALL 34 HUDSON ST ANNAPOLIS

LOT#10587 2020 RAM VIN# 3C63RRGL6LG279100 DARCARS DODGE CHRSYLER JEEP MARLOW HEIGHTS 5060 AUTH WAY MARLOW HEIGHTS

LOT#10594 1997 COUN VIN# NCFLV46AB05514CN13 SEVERN MOBILE HOME PARK 7959 TELEGRAPH RD **SEVERN**

LOT#10595 2000 VOGU VIN# NCFLX41A64682V013 SEVERN MOBILE HOME PARK 7959 TELEGRAPH RD

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

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

146978 (4-11,4-18)

LEGALS

ORDER OF PUBLICATION

DCS Logistics LLC 5678 Walnut Mill Lane Powder Springs, GA 30127

Plaintiff

Ghazanfar Ali. Personal Representative for the Estate of Ghulam Sarwar c/o Stephen S. Winegrad, Esq. 400 Redland Court, Suite 212 Owings Mills, MD 21117

Hillcrest Holdings LC William F. Chesley 9320 Annapolis Road Lanham, MD 20706

PRINCE GEORGE'S COUNTY, MARYLAND

Serve on: Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the TWELFTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-001540

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

Tax Account Number 12-1229582: Part of Parcel J equal to 5.910 Acres, in the subdivision known as, Sec-tion 7, Southview, shown in Plat Book WWW55 at Plat 55 recorded in the Land Records of Prince George's County, Maryland.

Being the same property acquired by Hillcrest Holdings LC by deeds recorded June 13, 1994, recorded in Liber 9618 at Folio 145 in the Land Records of Prince George's County, Maryland.

Account Number 12-1229582 \$58,706.14 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

pired.

It is thereupon this 1st day of April, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks on week for three successive weeks, on or before the 26th day of April, 2024, warning all persons interested in the said properties to be and appear in this Court by the 4th day of June, 2024 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the proper-ties 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

146939 (4-4,4-11,4-18)

LEGALS

MICHELLE BELL, ESQ. 16701 Melford Blvd, Suite 400 Bowie, MD 20715 240-230-3633

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court of City of Richmond, Virginia appointed Craig J. Williams, whose address is 6113 Almond Creek North Lane, Richmond, VA 23231, and Wayne C. Williams, whose address is 3215 E. Quayside Drive, Cooper City, FL 33026 as the Co-Personal Representatives of the Estate of Dean Climmon Williams who died on January 25, 2023 domiciled in Richmond, Virginia, USA.

The Maryland resident agent for service of process is Michelle Bell, Esq., 16701 Melford Blvd, Suite 400, Bowie, MD 20715.

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 co-personal representatives 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 foreign co-personal representatives mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other de-livery of the notice. Claims filed after that date or after a date extended by law will be barred.

CRAIG J. WILLIAMS WAYNE C. WILLIAMS Foreign Co-Personal Representatives

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

Estate No. 132178 146910 (4-4,4-11,4-18)

LEGALS

SUMMONS – ACTION TO QUIET TITLE

Barry-Stephen J. Romeo and Laura Brookshire Romeo

Plaintiffs,

Queen B. McKinley aka Queen E. Briggs; Khysha L. McKinley; Cheryel Hill aka Cheryel McKinley; Rosalyn McKinley aka Roslyn McKinley; Anthony J. McKinley; Redrock Capital, LLC; All Unnown Heirs of Elijah McKinley; Al Unknown Heirs of Queen B. McKinley aka Queen E. Briggs; and "John Doe," a fictitious name representing all unknown parties, minors, or persons under disability with any right, title, interest in, or lien upon the real property having Parcel ID #0190.00-01-015.01 Defendants,

C.A. NO. 2023-CP-23-02248 IN THE COURT OF COMMON PLEAS THIRTEENTH JUDICIAL CIRCUIT COURT STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

TO THE DEFENDANTS NAMED ABOVE: YOU ARE HEREBY summoned and required to answer the Plaintiffs' Complaint in this action, of which a copy is herewith served upon you, and to serve a copy of your answer to the said Complaint on the subscribers at, P.O. Box 1804 Greenville, South Carolina, 29602, within thirty (30) days after the service hereof, exclusive of the day of such service. If you fail to answer within the time aforesaid, the Plaintiffs in this action will apply to the Court and judgment by default will be rendered against you for the re-lief demanded in the Complaint.

Holder, Padgett, Littlejohn + Prickett, LLC s/ F. Lee Prickett, III (SC Bar #76178) Raford W. Bussey, Jr. (SC Bar #103943) PO Box 1804

Greenville, SC 29602 (864) 335-8808 lprickett@hplplaw.com rbussey@hplplaw.com Attorneys for Plaintiffs

146944 (4-4,4-11,4-18)

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 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,

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

146812

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VICTOR A KENNEDY

Notice is given that Ruth Kennedy, whose address is 2703 Jenner Drive, Apt A, Baltimore, Maryland 21209 and Denise Robinson, whose address is 7106 Halleck Street, District Heights, Maryland 20747, were on March 20, 2024 appointed Co-Personal Representatives of the estate of Victor A Kennedy who died on March 6, 2024 without a will.

tained 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 pro-bate of the decedent's will) shall file

Further information can be ob-

their objections with the Register of Wills on or before the 20th day of September, 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. Ćlaim forms may be obtained from the Register of Wills.

RUTH KENNEDY DENISE ROBINSON 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. 132677 146926 (4-4,4-11,4-18)

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

LEGALS

ORDER OF PUBLICATION

BRUISER HOLDINGS LLC

vs.

ONSITE CONSTRUCTION SERV-ICES 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. Defendants.

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 nec-essary for redemption have not

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

Clerk of the Circuit Court for

Prince George's County, Maryland

for a quote. MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

146992

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

LEGALS

ORDER OF PUBLICATION

BY POSTING

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, CUSTON CHILD CHIPDOTT, AND

TODY, CHILD SUPPORT AND FOR OTHER RELIEF naming

him/her as the defendant and seek

ing the Divorce on the Grounds of

Irreconcilable Differences and stat-

ing that the Defendant's last known address is: 2827 Dunvale Rd, #5303, Houston, TX 77063, and therefore it

ORDERED, that the Plaintiff may

serve process to the Defendant, SOLANGE MBAH, in accordance

with Maryland Rule 2-121(a)(2) as

By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consec-

utive weeks and provide proof of publication to the Court; and it is

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 FAIL-

URE 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 DE-

MAHASIN EL AMIN

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

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

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 Al-

ston, who died on March 24, 2022

Further information can be obtained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 3rd day of Oc-

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

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

ROBERTA ALSTON Personal Representative

UPPER MARLBORO, MD 20773-1729

THIS COULD

BE YOUR AD!

Call

301-627-0900

Estate No. 125021

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

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

147012

PRINCE GEORGE'S COUNTY

other delivery of the notice.

IN THE ESTATE OF CAREAN ALSTON

without a will.

tober, 2024.

tative or the attorney.

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

True Copy—Test: Mahasin El Amin, Clerk

146994

JUDE ANYERE

vs.

SOLANGE MBAH

ORDER OF PUBLICATION NAR Solutions, Inc

Plaintiff

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

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 prop-

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 ex-

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 Él Amin, Clerk

ORDER OF PUBLICATION BY POSTING

JOEL DELGADO CASTILLO

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 control of the Defendant control 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

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

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

ORDERED, that the plaintiff shall mail, by <u>regular mail</u> (first class mail), to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, VANESSA DALE HOWLE, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th 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

146829

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

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 <u>ADAnderson@co.pg.md.us</u> or visit the Redevelopment Authority website to review the application at: https://www.princegeorgescountymd.gov/departments-offices/rede-

velopment-authority/grants/community-impact-grants

146995 (4-18,4-25)

LEGALS



PUBLIC NOTICE OF SIGNIFICANT INDUSTRIAL USER POLLUTION VIOLATION(S)

In accordance with the General Pretreatment Regulations (40 CFR Part 403), the Washington Suburban Sanitary Commission (WSSC Water) administers the Industrial Discharge Control Program to regulate the discharge of pollutants to the sanitary sewers in Prince George's and Montgomery counties. The Program's purpose is to protect the environment, to prevent interference of wastewater operations, to prevent the pass-through of pollutants into local waterways, and to ensure the quality of treatment plant sludge.

During the 2023 evaluation period (October 2022 through December 2023), the following industrial users were found to be in significant noncompliance (SNC), as defined in 40 CFR 403.8(f)(2)(viii), with the United States Environmental Protection Agency's National Pretreatment Standards and/or WSSC Water's Industrial and Special Waste Regulations.

ATK Space Systems LLC (11313 Frederick Avenue, Beltsville, MD 20705) failed to notify WSSC within 24 hours of becoming aware of a violation. This violation constitutes SNC for failure to accurately report non-compliance during the October 2022 through March 2023 evaluation period. Enforcement Actions included a Notice of Violation (NOV) and a Compliance Directive.

Coca-Cola Consolidated, Inc. Silver Spring Facility (1710 Elton Road, Silver Spring, MD 20903) violated the permitted daily maximum limitation for Oil & Grease (Non-Polar, Petroleum) on 3/21/2023. This violation constitutes Chronic and Technical Review Criteria (TRC) SNC during the October 2022 through March 2023 evaluation period. Enforcement Actions included an NOV, additional monitoring, and a Compliance Directive. The industry has returned to compliance for Oil & Grease (Non-Polar, Petroleum).

Tricon Chemical Corporation (8140 Cryden Way, Forestville, MD 20747) violated the permitted daily maximum limitation for Total Phosphorous on 3/28/2023. This violation constitutes Chronic and TRC SNC during the October 2022 through March 2023 evaluation period. Enforcement Actions included an NOV, additional monitoring, and a Compliance Directive. The industry has returned to compliance for Total Phosphorous.

<u>147015</u> (4-18)

LEGALS

NOTICE

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

Christine M Hatcher 9911 Moreland Street Fort Washington, MD 20744 Defendant

v.

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 rue Copy—Test: Jahasin El Amin, Clerk

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,

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

fore 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)

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

7209 SHEILA TURN CLINTON, MD 20735

By authority contained in a Deed of Trust dated May 25, 2022 and recorded in Liber 47743, Folio 412, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,760.00, and an interest rate of 7.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sitsl. on

APRIL 23, 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 \$27,000.00 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

<u>146890</u> (4-4,4-11,4-18)

THIS COULD BE **YOUR** AD! Call 301-627-0900 for a quote.

LEGALS

PUBLIC NOTICE

DRAFT SUBSTANTIAL AMENDMENT
TO THE
PRINCE GEORGE'S COUNTY
FISCAL YEAR (FY) 2020
ANNUAL ACTION PLAN
FOR

HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Substantial Amendment to the Fiscal Year (FY) 2020 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on May 17, 2024. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or can be mailed upon request by contacting DHCD at 301-883-6511.

The purpose of the Substantial Amendment to the FY 2020 Annual Action Plan is to include new Community Development Block Grant COVID-19 Round 1 ("CDBG-CV1") and Community Development Block Grant COVID-19 Round 3 ("CDBG-CV3") Program activities in order to assist in the prevention, preparation for and response to the coronavirus crisis.

Proposed CDBG-CV1R2 and CDBG-CV3R funded projects:

Public ServicesTotal:

\$1,379,734.00 \$1,379,734.00

Written comments may be sent to the Prince George's County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 306, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: April 18, 2024

<u>147017</u> (4-18)

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

11605 WHITTIER ROAD BOWIE, MD 20721

By authority contained in a Deed of Trust dated July 2, 2004 and recorded in Liber 20232, Folio 500, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,600.00, 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

APRIL 23, 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

<u>146891</u> (4-4,4-11,4-18)

LEGALS

AVISO PÚBLICO

PROYECTO DE ENMIENDAS RELEVANTES AL PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2020 DEL CONDADO DE PRINCE GEORGE PARA EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO

El Proyecto de Enmiendas Relevantes al Plan de Acción Anual (AAP, en inglés) del año fiscal 2020 del condado de Prince George para el Departamento de Vivienda y Comunitario se somete a la opinión pública por un periodo de 30 días. El periodo para hacer comentarios públicos finalizará el 17 de mayo de 2024. Puede obtenerse una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o bien, puede solicitarse por correo comunicándose con el DHCD llamando al teléfono 301-883-6511.

El objetivo de la Enmienda Relevante al Plan de Acción Anual del año fiscal 2020 es incluir nuevas actividades del Programa de Subvención en Bloque para el Desarrollo Comunitario COVID-19 Ronda 1 ("CDBG-CV1") y del Programa de Subvención en Bloque para el Desarrollo COVID-19 Ronda 3 ("CDBG-CV3") con el fin de ayudar en la prevención, preparación y respuesta a la crisis del coronavirus.

Proyectos propuestos financiados por el CDBG-CV1R2 y el CDBG-CV3R:

• Servicios Públicos Total: \$1,379,734.00 \$1,379,734.00

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, ubicado en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant: SEGrant@co.pg.md.us.

Si desea obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al 301-883-6511, o mediante el dispositivo de telecomunicaciones para personas sordas (TDD, en inglés) al 301-883-5428.

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

Autorizado por: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 18 de abril de 2024

147018

8 (4-18)

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