

# *The Prince George's Post Newspaper*

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*Your Newspaper  
of  
Legal Record*



LEGALS

Kathleen D. Adcock  
McMillan Metro Faerber, PC  
7811 Montrose Road, Suite 400  
Potomac, MD 20854  
301-251-1180

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

Erika R. Greene, Esq.  
Johnson Law Group  
1321 Pennsylvania Avenue, SE  
Washington, DC 20003  
202-544-1515

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DEBORAH E. CRISTALDI

Notice is given that Douglas Marcey, whose address is 5550 Acerville PL, Haymarket, VA 20169, was on June 27, 2024 appointed Personal Representative of the estate of Deborah E. Cristaldi who died on November 14, 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 27th day of December, 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.

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

Estate No. 133461

147602 (7-18,7-25,8-1)

LEGALS

Lee Carpenter, Esq.  
1954 Greenspring Drive  
Suite 605  
Timonium, MD 21093  
410-209-6400

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

Martin G. Oliverio Esq  
14300 Gallant Fox Lane Suite 218  
Bowie, MD 20715  
301-383-1856

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CYNTHIA G. EDWARDS

Notice is given that Bruce Grover, whose address is 1620 Hybla Street, Pittsburgh, PA 15212, was on July 8, 2024 appointed Personal Representative of the estate of Cynthia G. Edwards, who died on December 11, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 8th day of January, 2025.

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.

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

Estate No. 132754

147608 (7-18,7-25,8-1)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
ANTOINETTE UZZO

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES P MURRAY

Notice is given that Michael Uzzo, whose address is 13245 Mockingbird Lane, Bowie, MD 20720, was on May 17, 2024 appointed personal representative of the small estate of Antoinette Uzzo who died on April 5, 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 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.

MICHAEL UZZO  
Personal Representative

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

Estate No. 133525

147590 (7-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DORIS M. BEAN

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY GERTRUDE HENDERSON

Notice is given that Edward C. Bean Jr., whose address is 47 Palmetto Cove Ct, Bluffton, SC 29910, was on May 21, 2024 appointed Personal Representative of the estate of Doris M. Bean who died on March 18, 2024 with a will.

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

EDWARD C. BEAN 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. 133257

147558 (7-11,7-18,7-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES MONROE TRENT

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES MONROE TRENT

Notice is given that Pierre L. Trent, whose address is 5610 Whitfield Chapel Road, Apt 103, Lanham, MD 20706, was on June 18, 2024 appointed Personal Representative of the estate of James Monroe Trent who died on May 21, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th day of December, 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.

PIERRE L. TRENT  
Personal Representative

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

Estate No. 133165

147561 (7-11,7-18,7-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WESLEY J JAPAL

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WENDY B. OSBORNE

Notice is given that Otway B Hill, whose address is 1117 Blackburn Road, Apex, NC 27502, was on June 24, 2024 appointed Personal Representative of the estate of Wesley J Japal who died on April 23, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of December, 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.

OTWAY B. HILL  
Personal Representative

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

Estate No. 133830

147563 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DORIS M. BEAN

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARY GERTRUDE HENDERSON

Notice is given that Edward C. Bean Jr., whose address is 47 Palmetto Cove Ct, Bluffton, SC 29910, was on May 21, 2024 appointed Personal Representative of the estate of Doris M. Bean who died on March 18, 2024 with a will.

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

EDWARD C. BEAN 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. 133257

147558 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES MONROE TRENT

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES MONROE TRENT

Notice is given that Pierre L. Trent, whose address is 5610 Whitfield Chapel Road, Apt 103, Lanham, MD 20706, was on June 18, 2024 appointed Personal Representative of the estate of James Monroe Trent who died on May 21, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 18th day of December, 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.

PIERRE L. TRENT  
Personal Representative

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

Estate No. 133165

147561 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WESLEY J JAPAL

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
WENDY B. OSBORNE

Notice is given that Otway B Hill, whose address is 1117 Blackburn Road, Apex, NC 27502, was on June 24, 2024 appointed Personal Representative of the estate of Wesley J Japal who died on April 23, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of December, 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.

OTWAY B. HILL  
Personal Representative

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

Estate No. 133830

147563 (7-11,7-18,7-25)

LEGALS

MECHANIC’S LIEN

2016 Cadi Ats  
VIN: 1G6AG5RXXG0119278

Sale to be held 8/3/24 10:00 AM on the premises of

BRANCH AVE AUTO  
AUCTION  
7827 BRANCH AVE  
CLINTON MD 20735

147615 (7-18,7-25)

2013 LEXUS RX 350  
VIN: 2T2BK1BA4DC166737

Sale to be held 8/3/24 10:00 AM on the premises of

TAYLORS TOWING  
4205 CRAIN HWY  
UPPER MARLBORO MD 20772

147616 (7-18,7-25)

2018 CHEVROLET TAHOE LT  
VIN: 1GNSCBK0JR158538

Sale to be held 8/3/24 10:00 AM on the premises of

ALL AMERICAN AUTO  
SERVICE CENTER  
4645 CREMEN RD  
TEMPLE HILLS, MD 20748

147617 (7-18,7-25)

2008 KAWASAKI VN1600  
VIN: JKBNKND168A018536

Sale to be held 8/3/24 10:00 AM on the premises of

ALL AMERICAN AUTO  
SERVICE CENTER  
4645 CREMEN RD  
TEMPLE HILLS, MD 20748

147617 (7-18,7-25)

2008 BMW 3 SERIES 335XI  
VIN: WBAVD53518A286121

Sale to be held 8/3/24 10:00 AM on the premises of

ALL AMERICAN AUTO  
SERVICE CENTER  
4645 CREMEN RD  
TEMPLE HILLS, MD 20748

147617 (7-18,7-25)

2009 INFINITY G37  
JNKKCV61F59M359790

Sale to be held 8/3/24 10:00 AM on the premises of

ALL AMERICAN AUTO  
SERVICE CENTER  
4645 CREMEN RD  
TEMPLE HILLS, MD 20748

147617 (7-18,7-25)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote!

The Prince George’s Post!

Call 301-627-0900 Today!

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

P.O. Box 1729  
Upper Marlboro, Maryland 20773

In The Estate Of:  
DORIS CECELIA BURROUGHS

Estate No.: 133386

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Demetra Bullock for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 28, 2024 at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

Estate No. 133165

147561 (7-11,7-18,7-25)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote!

The Prince George’s Post!

Call 301-627-0900 Today!

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GERALDINE JOHNSON

Notice is given that Timothy Johnson Jr, whose address is 405 Potomac Ridge Dr, Fort Washington, MD 20744, was on July 9, 2024 appointed personal representative of the small estate of Geraldine Johnson who died on March 16, 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 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.

TIMOTHY JOHNSON 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. 134039  
147592 (7-18)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
NELSON MATA PALUGOD

Notice is given that Ryan Palugod, whose address is 4205 Milledge Blvd, Suitland, MD 20746, was on July 5, 2024 appointed personal representative of the small estate of Nelson Mata Palugod, who died on May 8, 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 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.

RYAN PALUGOD  
Personal Representative

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

Estate No. 134028  
147598 (7-18)

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

In The Estate Of:  
LARRY MORRIS  
Estate No.: 132333

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Thomas Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 26, 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

147554 (7-11,7-18)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MIRANDA LAVERN WESLEY

Notice is given that Wanda Wesley, whose address is 614 Lislie Drive, Bowie, MD 20721, was on April 12, 2024 appointed personal representative of the small estate of Miranda Lavern Wesley, who died on February 3, 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 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.

WANDA WESLEY  
Personal Representative

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

Estate No. 133087  
147594 (7-18)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARTA CESAREA MENDEZ

Notice is given that Juana C Chavez Villacorta, whose address is 4810 Quimby Ave, Beltsville, MD 20705, was on May 24, 2024 appointed personal representative of the small estate of Marta Cesarea Mendez, who died on September 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 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.

JUANA C CHAVEZ VILLACORTA  
Personal Representative

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

Estate No. 132929  
147595 (7-18)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MARA I PEDRO

Notice is given that Nisla D Fonseca, whose address is 4039 Richards Dr, Stockton, CA 95212, was on June 5, 2024 appointed Personal Representative of the estate of Mara I Pedro who died on March 30, 2024 with a will.

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

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

NISLA D FONSECA  
Personal Representative

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

Estate No. 133702  
147607 (7-18,7-25,8-1)

LEGALS

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DAVID HARRISON JR.  
AKA: DAVID HARRISON

Notice is given that Kamilla Brown, whose address is 13302 Arya Drive, Brandywine, MD 20613, was on June 25, 2024 appointed personal representative of the small estate of David Harrison Jr, who died on May 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 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.

KAMILLA BROWN  
Personal Representative

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

Estate No. 133899  
147596 (7-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JIMMY EDWARD THOMAS SR

Notice is given that Jasmine Thomas, whose address is 10730 Esprit Place, White Plains, MD 20695, was on June 14, 2024 appointed Personal Representative of the estate of Jimmy Edward Thomas Sr, who died on November 14, 2023 without a will.

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

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

JASMINE THOMAS  
Personal Representative

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

Estate No. 131680  
147609 (7-18,7-25,8-1)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOSEPH GAVIN

Notice is given that Richard Gavin, whose address is 262 Oak Landing Way, Severna Park, MD 21146, was on June 11, 2024 appointed personal representative of the small estate of Joseph Gavin, who died on May 22, 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 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.

RICHARD GAVIN  
Personal Representative

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

Estate No. 133753  
147597 (7-18)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
PAULETTE ROBINSON

Notice is given that Vernon Armstead, whose address is 6109 Clinton Way, Clinton, MD 20735, was on July 3, 2024 appointed Personal Representative of the estate of Paulette Robinson, who died on June 13, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of January, 2025.

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.

VERNON ARMSTEAD  
Personal Representative

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

Estate No. 133994  
147610 (7-18,7-25,8-1)

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LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
TERRY LEE THOMPSON

Notice is given that Marc G. LeRoux Jr, whose address is 21 Sea Spiral Path, Palm Coast, FL 32164, was on June 20, 2024 appointed Personal Representative of the estate of Terry Lee Thompson, who died on February 6, 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 20th day of December, 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.

MARC G. LEROUX 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. 132621  
147532 (7-4,7-11,7-18)

Erika R. Greene Esq.  
Johnson Law Group  
1321 Pennsylvania Avenue, SE  
Washington, DC 20003  
202-544-1515

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JASON MITCHELL JONES

Notice is given that Alexander Gaither, whose address is 801 Water St., Unit B, West Sacramento, CA 95605, was on June 26, 2024 appointed Personal Representative of the estate of Jason Mitchell Jones, who died on April 5, 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 December, 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.

ALEXANDER GAITHER  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133911  
147567 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JEAN E THOMAS

Notice is given that Edward Thomas, whose address is 808 E 25th Street, Yuma, Arizona 85365, was on June 25, 2024 appointed Personal Representative of the estate of Jean E Thomas, who died on April 22, 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 25th day of December, 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.

EDWARD THOMAS  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133890  
147533 (7-4,7-11,7-18)

James K Davis  
10905 Fort Washington Road  
Suite 201  
Fort Washington, MD 20744  
301-292-8357

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY ELLEN GIVENS

Notice is given that Cecil K Givens, whose address is 9725 Grasmere Court, Fort Washington, MD 20744, was on May 30, 2024 appointed Personal Representative of the estate of Dorothy Ellen Givens, who died on December 8, 2023 without a will.

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

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

CECIL K GIVENS  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133199  
147568 (7-11,7-18,7-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
GLORIA LONG WHITE

Notice is given that Denise K. White, whose address is 6529 Ronald Rd, Capitol Heights, MD 20743-4454, was on June 20, 2024 appointed Personal Representative of the estate of Gloria Long White who died on February 14, 2024 with a will.

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

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

DENISE K. WHITE  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133849  
147535 (7-4,7-11,7-18)

Martin G. Oliverio, Esquire  
14300 Gallant Fox Lane, Suite 218  
Bowie, MD 20715  
301-383-1856

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JOHN WILLARD HARGETT, III

Notice is given that Allison Soussi-Tanani, whose address is 2201 Drury Rd, Silver Spring, MD 20906, was on May 30, 2024 appointed Personal Representative of the estate of John Willard Hargett, III who died on April 11, 2024 with a will.

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

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

ALLISON SOUSSI-TANANI  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133449  
147556 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DOROTHY MARIE FREED

Notice is given that Jennifer L. Burns, whose address is 12224 Foxhill Lane, Bowie, MD 20715, was on June 21, 2024 appointed Personal Representative of the estate of Dorothy Marie Freed who died on January 10, 2024 with a will.

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

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

JENNIFER L BURNS  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133865  
147536 (7-4,7-11,7-18)

Diane K. Kuwamura, Esquire  
Kuwamura Law Group, P.A.  
11140 Rockville Pike, Suite 500  
Rockville, Maryland 20852  
301-587-2241

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
CAROLE ELIZABETH BALDWIN

Notice is given that Jill Corey Padres, whose address is 631 Cityview Ridge Drive, Henderson, Nevada 89012, was on May 24, 2024 appointed Personal Representative of the estate of Carole Elizabeth Baldwin who died on March 21, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of November, 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.

JILL COREY PADRES  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133233  
147557 (7-11,7-18,7-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JACQUELINE MARIE MEDLEY

Notice is given that Heather Hay, whose address is 12716 Buckhardt Court, Clinton, MD 20735, was on June 21, 2024 appointed Personal Representative of the estate of Jacqueline Marie Medley who died on May 14, 2024 with a will.

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

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

HEATHER HAY  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133590  
147537 (7-4,7-11,7-18)

Monalie E Bledsoe  
11304 Estona Drive  
Silver Spring, MD 20902  
301-949-2053

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DESIREE ANNA CHARLES DONALDSON

Notice is given that Alanzo Donaldson, whose address is 2520 Amherst Road, Hyattsville, MD 20783, was on June 25, 2024 appointed Personal Representative of the estate of Desiree Anna Charles Donaldson who died on December 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 25th day of December, 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.

ALANZO DONALDSON  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 132164  
147560 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
STANLEY DOILEY

Notice is given that Rutha Thompson, whose address is 4403 Allies Road, Morningside, MD 20746, was on June 24, 2024 appointed Personal Representative of the estate of Stanley Doiley who died on May 26, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of December, 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.

RUTHA THOMPSON  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133888  
147538 (7-4,7-11,7-18)

Alexander Noble, Esq.  
5335 Wisconsin Avenue NW,  
Suite 400  
Washington, DC 20015  
202-362-1504

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
FRANCIS JAMES CUDMORE

Notice is given that John Cudmore, whose address is 6319 Foster Street, District Heights, MD 20747, was on June 26, 2024 appointed Personal Representative of the estate of Francis James Cudmore, who died on June 8, 2016 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 December, 2024.

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

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

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

JOHN CUDMORE  
Personal Representative  
  
CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729

Estate No. 133923  
147566 (7-11,7-18,7-25)

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LEGALS



THE PUBLIC CENSURE & FINE OF COMMISSIONER ANTHONY TILGHMAN FOR RUDE, DISRUPTIVE & ABUSIVE BEHAVIOR PURSUANT TO SECTION 2-70 OF THE CITY’S ORDINANCE

WHEREAS, the City of District Heights was incorporated in 1936; and,

WHEREAS, the current City Charter was adopted and amended by Charter Amendment Resolution 96-05, effective September 20, 1996; and,

WHEREAS, the City of District Heights is committed to maintaining the highest standards of conduct and professionalism in all aspects of governance and public service; and

WHEREAS, pursuant to the Charter the Commission may take all permissible legislative and executive actions to enhance the health, welfare, and safety of the citizens of the City of District Heights; and,

WHEREAS, pursuant to Section 306 of the City Charter, the Commission may adopt its own rules of procedure to include discipline of its own members; and,

WHEREAS, Section 2-70 of the City’s Ordinance provides the Commission the authority to publicly censure a Commissioner for conduct that is deemed inappropriate or unbecoming of a Commissioner; and,

WHEREAS, Section 2-69 of the City’s Ordinances requires all Commissioners to uphold the highest standards of courtesy, decorum, conduct, and order during all Commission sessions and public gatherings; and,

WHEREAS, on June 6, 2024, during a City Commission work session, Commissioner Anthony Tilghman engaged in rude, disruptive, and abusive behavior, failing to uphold the standards of courtesy, decorum, conduct, and order as required by Section 2-69 of the City’s Ordinances; and,

WHEREAS, such behavior is detrimental to the effective and respectful governance of the City of District Heights and undermines the integrity and decorum of the City Commission; and,

WHEREAS, Commissioner Tilghman was ruled out of order on several occasions and continued to rant and rage against the Commission and citizens, engaging in petulant behavior that was both outrageous and disruptive including instances of rudeness, disruption, and abuse towards colleagues, staff, and members of the public; and,

WHEREAS, such conduct undermines the integrity of the City Commission, erodes public trust in the governance of the City, and is contrary to the welfare of the City of District Heights and its residents; and,

WHEREAS, such behavior not only undermines the integrity and decorum of the City Commission but also constitutes a violation of Section 12-1 of the City’s Ordinance, which prohibits interference with a City Official; and,

WHEREAS, such behavior undermines the dignity of the office held by Commissioner Tilghman, disrupts the effective operation of the City’s governance, and erodes public trust in the City’s leadership.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission hereby publicly censures Commissioner Anthony Tilghman for his conduct deemed inappropriate and unbecoming of a Commissioner, which has been detrimental to the effective and respectful governance of the City of District Heights.

BE IT FURTHER RESOLVED, that Commissioner Anthony Tilghman is hereby admonished to adhere strictly to the expected standards of conduct in all future dealings, both within the City Commission and in representation of the City of District Heights at large.

BE IT FURTHER RESOLVED, by the Mayor and Commission that the Chief of Police is directed to issue a misdemeanor infraction to Commissioner Tilghman in the amount of \$500 in accordance with Section 1-8 of the City’s Ordinance, as a consequence of his actions that have violated the standards of courtesy, decorum, conduct, and order required by the City’s Ordinances, and for his interference with the City Commission’s proceedings.

BE IT FURTHER RESOLVED, this censure does not preclude any further actions that may be deemed necessary by the City Commission to address any future conduct by Commissioner Tilghman that is found to be in violation of the City’s standards of conduct.

BE IT FURTHER RESOLVED, that Commissioner Tilghman is hereby removed from being the Commission liaison with the Department of Recreation, Parks and Culture effective immediately.

BE IT FURTHER RESOLVED, that a copy of this resolution be entered into the official minutes of the City Commission with a signed copy delivered to Commissioner Tilghman, a copy be posted electronically on the City’s website and in a place of public prominence by the City Clerk, and a copy be published in a newspaper of record for three (3) consecutive weeks.

BE IT FURTHER RESOLVED, that this Resolution shall take effect upon its adoption.

APPROVED this 11th day of June, 2024 by the City Commission of District Heights, Maryland

147523 (7-4-7-11,7-18)

LEGALS

REQUEST FOR PROPOSALS

Request for Proposals from a qualified contractor for the demolition and site clearance of 6016 Old Central Avenue, Capitol Heights, MD

The Redevelopment Authority of Prince George’s County (RDA) issues this Request for Proposals (RFP) for qualified contractors to provide demolition and site clearance for an existing structure, foundations, walkways, trees, shrubs, concrete walls, and other items.

The purpose of this RFP is to identify qualified contractors (“Respondent”) and complete work as required to procure a Raze Permit and Site Clearance.

The RDA will release the RFP for qualified contractors for demolition and site clearance services and it will be published on or before July 15, 2024, on the RDA’s website at:

http://www.princegeorgescountymd.gov/Government/AgencyIndex/ Redevelopment/index.asp.

Responses must be received, and time stamped by August 15, 2024, at 12 pm at the RDA’s office at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked “RFP No. 2024-01”.

For questions, please contact:

Ashlee N. Green  
Real Estate Development Project and Program Manager  
Redevelopment Authority  
9200 Basil Court, Suite 504  
Largo, Maryland 20774  
ANGreen@co.pg.md.us

147548 (7-11,7-18)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 714 Eucla Drive, Waldorf, MD 20601

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

WEDNESDAY, AUGUST 7, 2024

10:00 A.M.

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

BEING KNOWN AND DESIGNATED as lot numbered two (2) in Block A, in the subdivision known as Blocks A & B, Accokeek Acres", as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 63, folio 10.

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

TERMS OF SALE: A deposit of \$10,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

Brenda DiMarco, Auctioneer  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A000580

147581 (7-18,7-25,8-1)

ORDER OF PUBLICATION

Alexander Stewart Plaintiff  
Vs.  
The Estate of Carl D. Mace, et al Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No.: C-16-CV-24-002964

Law Office of Debra G. Oliver  
Debra G. Oliver, Esq.  
801 Wayne Ave., Suite #400  
Silver Spring, MD 20910  
Attorney for the Plaintiff

Parcel Identifier 18-2055630, And Any Unknown Owner of the Property 1207 Sue Lane, Capitol Heights, Maryland 20743, 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  
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identifier 18-2055630 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.

Lot 5.6, 4.0000 Sq.Ft, Gr Capitol Heights Blk 42, Lib 05424, Fl 393, 8th Election District of said County, Seat Pleasant, Tax ID 18-2055630. Address: 1207 Sue Lane, Capitol Heights, MD 20743.

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

It is therefore on this 24th day of June, 2024, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by 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 27th day of August, 2024 and redeem the property with Parcel Identifier 18-2055630 and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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

147522 (7-4-7-11,7-18)

ORDER OF PUBLICATION

Alexander Stewart Plaintiff  
Vs.  
McDaniels Development Company, LLC Defendants

In the Circuit Court for Prince George’s County, Maryland  
Case No.: C-16-CV-24-003127

Law Office of Debra G. Oliver  
Debra G. Oliver, Esq.  
801 Wayne Ave., Suite #400  
Silver Spring, MD 20910  
Attorney for the Plaintiff

Parcel Identifier 12-3675287, And Any Unknown Owner of the Property 9907 Wenzel Lane, Fort Washington, Maryland 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.

Defendants  
The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identifier 12-3675287 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.

Outlot C, 8,370.0000 Sq.Ft. Indian Queen South Blk D, 12th Election District of said County, Oxon Hill, Tax ID 12-3675287, known as 9907 Wenzel Lane, Fort Washington, Maryland 20744.

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

It is therefore on this 9th day of July, 2024, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by 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 10th day of September, 2024 and redeem the property with Parcel Identifier 12-3675287 and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title 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

147588 (7-18,7-25,8-1)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10514 TWIN KNOLL WAY  
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Don Warren and Laveeda Warren, dated October 12, 2006, and recorded in Liber 26361 at folio 430 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 Duvall Wing of the Prince George’s County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JULY 23, 2024  
AT 9:30 AM

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

The property will be sold in an "as is" condition and subject to conditions, restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Terms of Sale: A deposit in the form of cashier’s or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$50,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser’s sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 14-609913)

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

147521 (7-4-7-11,7-18)

LEGALS

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

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

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

You must reclaim these vehicles by: 7/29/2024.

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

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

1978 CHEVROLET SUBURBAN MD 72378Z 1GNNGR26K9HF167210  
2004 CHEVROLET ASTRO MD 9BR2436 1GCDM19X74B119167

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

2007 DODGE DURANGO DC JD7257 1D8HB48247F549414  
2007 LEXUS RX350 DC RX350 2T2HK31U47C006573  
2007 HONDA CIVIC VA URB7741 2HGFA555X7H01273

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

2020 FORD F550 1FDUF5GT8LDA5016  
2009 DODGE GRAND CARAVAN MD 7AX7847 2D8HN44E69R689841

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

2003 BMW MOTOCYCLE WB10555A63ZD78811  
2000 VOLVO S80 MD 9Z9526 YV1T594D2Y1100805  
2017 NISSAN ALTIMA MD 6DR9173 1N4AL3AP4HC253279  
1996 FORD MUSTANG 1FALP42X4TF196347  
2001 HONDA ODYSSEY MD 2EB1360 2HKRL18681H620869

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

2007 DUTCHMEN TRAILER 47CTD2N287M429766

147634 (7-18)

The Prince George’s Post Proudly Serving Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
JAMES EDWARD PENN

Notice is given that Matthew J Penn, whose address is 5617 S Marwood Blvd, Upper Marlboro, MD 20772, and Lisa Penn, whose address is 8604 Devon Hill S Drive, Fort Washington, MD 20744, were on June 21, 2024 appointed Co-Personal Representatives of the estate of James Edward Penn who died on May 25, 2024 with a will.

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

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

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

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

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

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

MATTHEW J PENN  
LISA PENN  
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. 133852  
147565 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
MICHEAL ANTHONY WASHINGTON

Notice is given that Mary Kendall Washington, whose address is 12801 Jervis Street, Clinton, MD 20735, was on May 2, 2024 appointed Personal Representative of the estate of Micheal Anthony Washington, who died on March 31, 2024 without a will.

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

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

MARY KENDALL-WASHINGTON  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 133351  
147577 (7-11,7-18,7-25)

LEGALS

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

In The Estate Of:  
KELECHI IJEOMA AJIEREN  
Estate No.: 132002

NOTICE OF  
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 26, 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  
147553 (7-11,7-18)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
DEBORAH DELORES JENNINGS

Notice is given that Tosheka L Leslie, whose address is 2050 St. Pauls Ct, Prince Frederick, MD 20678, was on June 13, 2024 appointed Personal Representative of the estate of Deborah Delores Jennings, who died on May 13, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 13th day of December, 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.

TOSHEKA L LESLIE  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE’S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 133784  
147571 (7-11,7-18,7-25)

LEGALS

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 July 25, 2024 will be heard on September 24, 2024. Those licenses are:

Class D, Beer and Wine – 17 BW 100, 17 BW 101, 17 BW 102

Class B, BF, 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(NH), Beer and Wine

A virtual hearing will be held via Zoom on Wednesday, August 7, 2024 at 7:00 p.m. 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.mypgcs.us> or you may email [BLCC@co.pg.md.us](mailto:BLCC@co.pg.md.us) to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Terence Sheppard  
Director  
July 3, 2024  
147575 (7-11,7-18)

LEGALS

NOTICE OF SERVICE BY  
POSTING AND PUBLICATION

ASGEIR BERNARDIN ARNASON and PHYLLIS BRAXTON ARNASON  
Plaintiffs  
v.  
GEORGE C.C. YANG and DORA H.C. YANG,  
Individually, and as Trustees or their Successors in Trust, under the YANG LIVING TRUST

In the Circuit Court for  
Prince George’s County, Maryland  
Case Number: C-16-CV-24-001633

The above Plaintiffs have filed a Verified Complaint seeking Declaratory Judgement and Quiet Title to the property located at 7105 Poneytrial Lane, Hyattsville, MD 20782.

Notice is hereby issued by the Circuit Court for Prince George’s County, that the relief sought in the aforementioned Verified Complaint may be granted unless cause be shown in the aforementioned.

Any and All persons who claim any right interest, title or interest to the property are to file a response to the Plaintiffs’ Verified Complaint on or before 9/3/2024. Failure to file the response within the time allowed may result in a judgment by default of the granting of the relief sought.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
147549 (7-11,7-18,7-25)

PRINCE GEORGE’S COUNTY  
GOVERNMENT

Board of License  
Commissioners

(Liquor Control Board)

REGULAR SESSION

JULY 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.

TRANSFER

Alexander Rivera, President/Secretary/Treasurer for a Class B(DD), Beer, Wine and Liquor for the use of A R & R, LLC, t/a Costa del Sol Restaurant Bar & Grill, 4819-21 Annapolis Road, Bladensburg, 20710 transfer from GFA Corp., t/a Casa Dora III, 4819-21 Annapolis Road, Bladensburg, 20710, Jose Escobar, President, Dora Escobar, Secretary/Treasurer, German Escobar, Vice President.

NEW – CLASS B(AE), BEER,  
WINE AND LIQUOR

Mfon-Obong Edet, Owner, Waraopat Ozouf, Owner, Ratana Poowasuwan, Owner, for a Class B, Beer, Wine and Liquor for the use of Siam Thai Cuisine, LLC, t/a Siam Thai Cuisine, 5501 Baltimore Avenue, Suite 104, Hyattsville, 20782.

NEW – CLASS B(BLX), BEER,  
WINE AND LIQUOR

Jin Gao, President/Secretary/Treasurer, Seok Won Yi, Resident Agent, for a Class B(BLX), Beer, Wine and Liquor for the use of The Twisted Crab-Bowie Towne Mall, LLC, t/a The Twisted Crab Seafood and Bar, 15535 Emerald Way, Suite E, Bowie, 20716.

NEW – CLASS B, BEER, WINE  
AND LIQUOR (Distillery)

Floyd Wheeler, CEO/President, Jamel Blagmon, Director, Cedric Wilson, Director, for a Class B, Beer, Wine and Liquor (Distillery) for the use of Free State Distillery, Inc., t/a Free State Distillery, 1001 Prince George’s Blvd, Suite 200, Upper Marlboro, 20774.

NEW – CLASS B, BEER, WINE  
AND LIQUOR

Maria D. Aguilar, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Charcoal Chicken, Inc., t/a Brazas Tex-Mex Bar & Grill, 6315-6317-6319 Old Branch Avenue, Temple Hills, 20748.

Kenneth Ndeh, President/CEO, for a Class B, Beer, Wine and Liquor for the use of MMB Unlimited, LLC, t/a Bistro 64, 6494 Marlboro Pike, District Heights, 20747.

Jose B. Martinez, President, for a Class B, Beer, Wine and Liquor for the use of JC Martinez, Inc., t/a El Sitio Restaurant, 5837 Riverdale Road, Riverdale, 20737.

Blanche Mokoso, Co-Owner/CEO, Patrick Kangang, Co-Owner/President, for a Class B, Beer, Wine and Liquor for the use of Map Grill House, Inc., t/a Map Grill House, 4503-4505 Queensbury Road, Riverdale Park, 20737.

Ghazal Fatima Amir, Managing Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Crab Cab, LLC, t/a Crab Cab, 9100 Alaking Court, Suite 120, Capitol Heights, 20743.

Moises Diaz, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Vany, Inc., t/a Los Antojitos Mexican Grill, 9123 Riggs Road, Adelphi, 20783.

NEW – CLASS C, BEER AND  
WINE

Linda Milligan, Administrative Officer, Thomas S. Milligan, CEO for a Class C, Beer and Wine for the use of Milligan Enterprises, Inc., t/a Gunpowder Golf Club, 14300 Old Gunpowder Road, Laurel, 20707.

NEW – CLASS C, GCC, BEER,  
WINE AND LIQUOR

Mulugeta Tesfakiros, Sole Managing Member, Aster Hailselassie, Member, Sentayehue A. Desta, Member for a Class C, GCC, Beer, Wine and Liquor for the use of DC Dynasty, LLC, t/a National Golf Club at Tantallon, 300 St. Andrews Drive, Fort Washington, 20744.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, July 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.mypgcs.us> or you may email [BLCC@co.pg.md.us](mailto:BLCC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Terence Sheppard  
Director  
June 18, 2024  
147576 (7-11,7-18)



LEGALS

ENACTED BILLS  
COUNTY COUNCIL OF  
PRINCE GEORGE’S COUNTY, MARYLAND

**CB-003-2024 (DR-2) - AN ACT CONCERNING MANDATORY LACTATION ROOMS IN COUNTY BUILDINGS** for the purpose of requiring lactation rooms in certain County buildings and or real property.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-004-2024 (DR-2) – AN ACT CONCERNING PARENTAL LEAVE ELIGIBILITY** for the purpose of revising the amount of parental leave time granted to County employees.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-008-2024 - AN ACT CONCERNING TEMPORARY RENT STABILIZATION ACT OF 2023** for the purpose of extending the sunset date of the Temporary Rent Stabilization Act of 2023 for a period of six (6) months from April 17, 2024 to October 17, 2024 to continue combating the existing public emergency affecting the public health, safety, and welfare; said emergency being the threat of homelessness due to a lack of affordable housing.  
ENACTED: 4/9/2024; SIGNED: 4/15/2024; EFFECTIVE: 4/15/2024

**CB-009-2024 - AN ACT CONCERNING EMERGENCY 9-1-1 VOLUNTARY REGISTRY** for the purpose of establishing the voluntary registry for emergency 9-1-1 calls, known as the Emergency 9-1-1 Voluntary Call Registry, to alert certain first responders of certain behaviors, diagnoses, or traits of individuals with special needs that may be present during certain encounters with first responders.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-012-2024 - AN ACT CONCERNING PROCUREMENT PRACTICES REVISIONS** for the purpose of amending provisions of Subtitle 10A regarding administrative procedures, award of contracts, and economic development; generally relating to procurements subject to Subtitle 10A.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-013-2024 (DR 2) – AN ORDINANCE CONCERNING CANNABIS USES** for the purpose of adding definitions and designating areas for Cannabis uses consistent with authority set forth in State law; prohibiting On-site cannabis consumption uses; setting forth regulations for permitted Cannabis uses; providing for the prospective application of provisions and amendments adopted herein; and providing a severability clause for the provisions related to Cannabis uses in Prince George’s County.  
ENACTED: 4/9/2024; EFFECTIVE: 5/28/2024

**CB-017-2024 –AN ACT CONCERNING THE BOARD OF APPEALS COMPOSITION AND SALARY REVISION** for the purpose of decreasing the composition of the Board of Appeals, increasing the monthly salary rate for each member of the Board of Appeals and the additional annual salary rate for the Chairman of the Board of Appeals.  
ENACTED: 5/23/2024; SIGNED: 5/30/2024; EFFECTIVE: 7/15/2024

**CB-020-2024 (DR-3) –AN ACT CONCERNING CONCERNING WOODLAND AND WILDLIFE CONSERVATION ORDINANCE** for the purpose of revising the existing subtitle in order to comply with state mandated revisions as per the Maryland Forest Conservation Act; revising and adding definitions; revising applicability and exemption requirements; revising plan review, validity and grandfathering requirements; revising a certain definition; providing for a certain fee-in-lieu; establishing a certain Fund; revising the variance and appeal process; revising enforcement process; revising the conservation requirements including priority areas, thresholds and replacement ratios; revising conservation requirements design criteria, priorities, options and bonding; revising forest stand delinquent area; and revising forest harvesting.  
ENACTED: 5/7/2024; SIGNED: 5/15/2024; EFFECTIVE: 7/1/2024

**CB-021-2024 (DR-2) – AN ACT CONCERNING TREE CANOPY COVERAGE ORDINANCE** for the purpose of revising the existing applicability language, requiring a certain grandfather provision, revising the tree canopy coverage requirements, revising the credit and security requirements, and adding the Planning Director to those that can issue waivers.  
ENACTED: 5/7/2024; SIGNED: 5/15/2024; EFFECTIVE: 7/1/2024

**CB-022-2024 (DR-2) -AN ACT CONCERNING SUBDIVISION REGULATIONS’ ENVIRONMENTAL STRATEGY AREA** for the purpose of removing environmental strategy area from definitions, and removing environmental strategy area from environmental standard and replacing with development location, and amending the required minimum stream buffer widths.  
ENACTED: 5/7/2024; SIGNED: 5/15/2024; EFFECTIVE: 7/1/2024

**CB-024-2024 (DR-2) – AN ACT CONCERNING PROCUREMENT REVISIONS** for the purpose of replacing references to the Office of Central Services Director with the Purchasing Agent and references to Office of Central Services with the Office of Procurement.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-028-2024 (DR-2) – AN ORDINANCE CONCERNING NONRESIDENTIAL BASE ZONES—PERMITTED PRINCIPAL USES—CIGAR CLUB/LOUNGE** for the purpose of defining the use, “Cigar Club/Lounge,” in the Zoning Ordinance; permitting the use in the CN (Commercial, Neighborhood), CS (Commercial, Service), and CGO (Commercial, General, and Office) zones of the County; and establishing regulations governing the use in furtherance of the public safety, health, and welfare of the residents of Prince George’s County.  
ENACTED: 6/4/2024; EFFECTIVE: 7/22/2024

**CB-029-2024 (DR-3) – AN ACT CONCERNING JUVENILE AND MINOR CURFEW ZONES** for the purpose of allowing commercial property owners the ability to request the Police Chief to create zones within the County with a more restrictive juvenile or minor curfew; providing for the application for a more restrictive juvenile or minor curfew zone including the specification of the area covered following reasonable geographical boundaries; providing that the proposed area is primarily commercial; providing that the applicant demonstrates the ability to provide notice to the public of the more restrictive juvenile or minor curfew zone; and providing the applicant includes a letter of support from at least one County Council member that represents the district containing the more restrictive juvenile or minor curfew zone.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-037-2024 (DR-2) – AN ACT CONCERNING SUPPLEMENTARY APPROPRIATIONS** for the purpose of declaring additional revenue and appropriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2024 Budget.  
ENACTED: 6/4/2024; SIGNED: 6/24/2024; EFFECTIVE: 8/9/2024

**CB-044-2024 – AN ACT CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION** for the purpose of approving the Prince George’s County portion of the Maryland-National Capital Park and Planning Commission budget and making appropriations and levying certain taxes for Fiscal Year 2025 for the Maryland-National Capital Park and Planning Commission, pursuant to the provisions of the Land Use Article of the Annotated Code of Maryland, as amended (“Land Use Article”).  
ENACTED: 5/23/2024; SIGNED: 5/30/2024; EFFECTIVE: 7/1/2024

**CB-045-2024 – AN ACT CONCERNING FISCAL YEAR 2025 APPROPRIATIONS** for the purpose of making appropriations for the support of the County government and for the Prince George’s Community College and for the schools, institutions, departments, offices, boards, commissions, and agencies of Prince George’s County, and for other purposes, for the fiscal year beginning July 1, 2024, and ending June 30, 2025; adopting the current expense budget, the capital improvement program, and the capital budget prepared according to the Charter of Prince George’s County and submitted by the County Executive to the County Council; appropriating the items of expense in said current expense budget; establishing rates of reimbursement for subsistence expenses for employees of the County; providing for the inclusion of all State, Federal and private grants received subsequent to adoption of the current expense budget; imposing the applicable income and special tax rates under the public general laws and public local laws of Maryland; all to be known as the Annual Budget and Appropriation Ordinance of Prince George’s County for Fiscal Year 2025.  
ENACTED: 5/23/2024; SIGNED: 5/30/2024; EFFECTIVE: 7/1/2024

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

ATTEST:  
Donna J. Brown  
Clerk of the Council

Copies of these documents are available for viewing online at <https://pgccouncil.us/LZIS>.

147633 (7-18)

LEGALS

NOTICE OF SALE

Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer  
Substitute Trustees

vs.

Robert Busby; Todd E. Busby,

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

CASE NO. C-16-CV-23-005105

ORDERED, this 5th day of July 2024 by the Circuit Court of Prince George's, Maryland, that the sale of the property at 113 Graiden Street, Upper Marlboro, MD 20774, the subject property of these proceedings, made and reported by Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of August, 2024, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of August, 2024.

The report states the amount of sale to be \$400,000.00.

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

147580 (7-11,7-18,7-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
MINER M SLAUGHTER-ALLEN

Notice is given that Gregie Allen, whose address is 12319 Madeley Lane, Bowie, MD 20715, was on June 21, 2024 appointed Personal Representative of the estate of Miner M Slaughter-Allen, who died on February 3, 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 December, 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.

GREGIE ALLEN  
Personal Representative

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

Estate No. 133090

147531 (7-4,7-11,7-18)

LEGALS

ORDER OF PUBLICATION

IN THE MATTER OF:  
BRIELLE FRAZIER

In the Circuit Court for Prince George's County, Maryland  
Case No.: C-16-FM-22-000046

ORDERED, ON THIS 28th day of June, 2024, by the Circuit Court for Prince George's County MD:

That the Interested Party, **JOHN DOE**, is hereby notified that the Petitioners, have filed an Amended Petition for Guardianship of Minor naming him/her as an Interested Party and stating that the Interested Party's last known address is UNKNOWN, and therefore it is;

ORDERED, that the Petitioners may serve process to the Interested Party, **JOHN DOE**, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

ORDERED, said posting to be completed by the 28th day of July, 2024, and it is further;

ORDERED, THAT THE INTERESTED PARTY, **JOHN DOE**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 27th day of August, 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  
147545 (7-4,7-11,7-18)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND  
P.O. Box 1729  
Upper Marlboro, Maryland 20773  
In The Estate Of:  
JANIS LORETTA ALLEN  
Estate No.: 132269

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:  
You are hereby notified that a petition has been filed by Thomas Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 26, 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

147555 (7-11,7-18)

LEGALS

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

AMENDED  
NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
CONSTANCE B DUNNINGTON

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street Suite 500, Rockville, MD 20850, was on February 23, 2023 appointed Personal Representative of the estate of Constance B Dunnington, who died on June 4, 2020 without a will.

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

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

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

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

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

THOMAS J. KOKOLIS  
Personal Representative

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

Estate No. 122412

147574 (7-11,7-18,7-25)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
MYRA WILLIAMS

Notice is given that Alita Slaughter, whose address is 2817 Crestwick Pl, District Heights, MD 20747, was on June 28, 2024 appointed Personal Representative of the estate of Myra Williams, who died on May 20, 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 28th day of December, 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.

ALITA SLAUGHTER  
Personal Representative

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

Estate No. 133905

147569 (7-11,7-18,7-25)

LEGALS

NOTICE

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kyle Blackstone  
Jason Murphy  
John Ansell  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.

Misael H. Alvarenga  
6211 42nd Avenue  
Hyattsville, MD 20781

Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-24-001320

Notice is hereby given this 25th day of June, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of July, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 25th day of July, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$363,000.00. The property sold herein is known as 6211 42nd Avenue, Hyattsville, MD 20781.

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

True Copy—Test:  
Mahasin El Amin, Clerk

147524 (7-4,7-11,7-18)

LEGALS

NOTICE

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

Plaintiffs

vs.

Alfred Koroma and  
Matilda Koroma

Defendants

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

CIVIL NO. C-16-CV-24-001701

ORDERED, this 9th day of July 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 16121 Jerald Road, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of August, 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 9th day of August, 2024, next.

The report states the amount of sale to be \$135,000.00.

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

147589 (7-18,7-25,8-1)



LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
MILTON FORREST GRAVES SR

Notice is given that Ondraya Graves, whose address is 12603 Westover Ct, Upper Marlboro, MD 20772, was on June 14, 2024 appointed Personal Representative of the estate of Milton Forrest Graves Sr, who died on May 30, 2024 without a will.

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

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

ONDRAYA GRAVES  
Personal Representative

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

Estate No. 133800

147612 (7-18,7-25,8-1)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ELEANOR RUTH ELLEBY

Notice is given that Rudolph M Westray, Jr., whose address is 427 First Street, S.E., Washington, DC 20003, was on June 28, 2024 appointed Personal Representative of the estate of Eleanor Ruth Elleby, who died on 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 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 December, 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.

RUDOLPH M WESTRAY, 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. 133944

147611 (7-18,7-25,8-1)

NOTICE

DEANNA BANKS

Plaintiff

v.

RONALD BURGESS

Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-22-000536

NOTICE IS HEREBY given this 10th day of July, 2024, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 8805 Francisco Court, Upper Marlboro, MD 20774 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 12th day of August, 2024.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 12th day of August, 2024.

The REPORT STATES the amount of sale to be Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00).

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

147614 (7-18,7-25,8-1)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
ISATU TEJAN WURIE

Notice is given that Saida Wurie, whose address is 1861 NW South River Dr #1910, Miami, FL 33125, was on July 9, 2024 appointed Personal Representative of the estate of Isatu Tejan Wurie, who died on June 15, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of January, 2025.

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.

SAIDA WURIE  
Personal Representative

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

Estate No. 134013

147613 (7-18,7-25,8-1)

LEGALS

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
GLORIA PENDER

Notice is given that Andre D Pender, whose address is 1305 Atlantic Street, Wilson, NC 27893, was on June 20, 2024 appointed Personal Representative of the estate of Gloria Pender, who died on March 22, 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 20th day of December, 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.

ANDRE D PENDER  
Personal Representative

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

Estate No. 133107

147573 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT  
NOTICE TO CREDITORS  
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF  
GREGORY EDWARD PARKS

Notice is given that Deborah M. Brown, whose address is 14409 Secretariat Drive, Bowie, MD 20721, was on June 24, 2024 appointed Personal Representative of the estate of Gregory Edward Parks, who died on June 11, 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 24th day of December, 2024.

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

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

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

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

DEBORAH M. BROWN  
Personal Representative

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

Estate No. 133876

147572 (7-11,7-18,7-25)

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George's

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

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

You must reclaim these vehicles by: 7/30/2024.

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

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

2005 CHRYSLER PACIFICA MD 8EB8132 2C8GF78415R427177

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

1993 LINCOLN TOWN CAR DC JD2404 1LNLM81W8PY707065  
2001 TOYOTA RAV4 PA MCB7554 JTEHH20V710082518

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

2012 CHRYSLER 200 VA TLW5429 1C3CCBBB4C3N01946  
2012 INFINITI G37X VA TLL8306 JN1CV6AR4CM971632  
2015 HYUNDAI ELANTRA MD FP9782 KMHDDH4AE0FU359602  
2016 NISSAN MURANO MD 9FP5397 5N1A2ZMH5GN107608  
2014 CHEVROLET TRAVERSE VA TNY4159 1GNKRHKD1E1J46431  
2017 VOLKSWAGEN JETTA MD 5EK8109 3VW2B7AJ6HM236287  
2001 CHEVROLET TAHOE VA TZF8030 1GNEK13T41R156

LEGALS

Helen M. Smith, Esquire

Pessin Katz Law, P.A.

901 Dulaney Valley Road, Suite 500

Towson, Maryland 21204

410-339-5784

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

DORIS B. SHIELDS

Notice is given that Edward Shields, whose address is 680 Verda Lane, Huntingtown, MD 20639, and Eileen Roberson, whose address is 2029 Ala Wai Boulevard, #401, Honolulu, HI 96815 were on June 25, 2024 appointed Co-Personal Representatives of the estate of Doris B. Shields, who died on April 5, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 25th day of December, 2024.

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

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

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

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

EDWARD SHIELDS

EILEEN ROBERSON

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. 133891

147534

(7-4,7-11,7-18)

TIFFANI S COLLINS ESQ

20 South Charles Street Suite 901

Baltimore, MD 21201

410-462-4529

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LERLEAN M MITCHELL

Notice is given that Priscilla Mitchell-Sackey, whose address is 1123 North Eutaw St, Apt 706, Baltimore, MD 21201, and Carolyn Stapleton, whose address is 3901 Suitland Road, Apt 1501, Suitland, MD 20746 were on March 6, 2023 appointed Co-Personal Representatives of the estate of Lerlean M Mitchell, who died on November 8, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 6th day of September, 2023.

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

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

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

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

PRISCILLA MITCHELL-SACKEY

CAROLYN STAPLETON

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. 126307

147544

(7-4,7-11,7-18)

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

6607 DANDEE LANE

BOWIE, MD 20720

By authority contained in a Deed of Trust dated March 29, 2005 and recorded in Liber 22047, Folio 351,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$399,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 6, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 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

147582

(7-18,7-25,8-1)

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

9401 DANIA COURT

FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 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

147519

(7-4,7-11,7-18)

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

6805 NORTHGATE PARKWAY

CLINTON, MD 20735

By authority contained in a Deed of Trust dated June 11, 2012 and recorded in Liber 34136, Folio 564,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$226,104.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 6, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

147583

(7-18,7-25,8-1)

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

2109 WINTERGREEN AVENUE

DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated April 20, 2000 and recorded in Liber 13831, Folio 190,, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$113,250.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,500.00 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

147520

(7-4,7-11,7-18)

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