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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ORLANDO NAVARRETE

Notice is given that Daniel Navarete, whose address is 12304 Firtree Ln, Bowie, MD 20715-2510, was on March 12, 2025 appointed Personal Representative of the estate of Orlando Navarrete 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 12th day of September, 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.

DANIEL NAVARRETE
Personal Representative

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

Estate No. 135272

149260 (3-27,4-3,4-10)

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

In The Estate Of:
HERMAN MORRISON, SR.
AKA: HERMAN ROOSEVELT
MORRISON

Estate No.: 129679

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Herman Morrison, Jr. for judicial probate of the copy of the will dated March 20, 2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 12, 2025 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

149313 (4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS DORITA MCKINNEY

Notice is given that DWIGHT A MCKINNEY II, whose address is 2670 Homecoming Court, Waldorf, MD 20603, was on November 15, 2024 appointed Personal Representative of the estate of PHYLLIS DORITA MCKINNEY who died on April 15, 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 15th day of May, 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.

DWIGHT A MCKINNEY II
Personal Representative

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

Estate No. 134075

149261 (3-27,4-3,4-10)

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

In The Estate Of:
MARGARITA LOPEZ-SANCHEZ

Estate No.: 133897

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Teofanes Guadalupe Lopez Sanchez 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 May 12, 2025 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

149311 (4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LEGGO
AKA: MARY LOUISE LEGGO

Notice is given that Bryan Leggo, whose address is 2304 Porter Ave, Suitland, MD 20746-1057, was on December 6, 2024 appointed Personal Representative of the estate of Mary Leggo who died on August 4, 2024 with a will.

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

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

BRYAN LEGGO
Personal Representative

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

Estate No. 135507

149262 (3-27,4-3,4-10)

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

In The Estate Of:
JOHNATHAN ALEXANDER
HARKNESS

Estate No.: 134389

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 30, 2025 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

149312 (4-3,4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN R GORMAN

Notice is given that Cully G Infante, whose address is 3109 Fern Hill Ct, Edgewater, MD 21037-2632, was on September 26, 2024 appointed Personal Representative of the estate of John R Gorman who died on September 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th day of March, 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.

CULLY G INFANTE
Personal Representative

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

Estate No. 134915

149263 (3-27,4-3,4-10)

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

In The Estate Of:
DOROTHY MAY

Estate No.: 133081

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Francis X. Borgerding, Jr. 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 May 8, 2025 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

149314 (4-3,4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSALIND T BAILEY

Notice is given that Patrick E Bailey, whose address is 8908 Bluffwood Ln, Fort Washington, MD 20744-6764, was on March 24, 2025 appointed Personal Representative of the estate of Rosalind T Bailey who died on November 29, 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 September, 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.

PATRICK E BAILEY
Personal Representative

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

Estate No. 136686

149330 (4-3,4-10,4-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERDELL HOUSTON

Notice is given that Vernon R Blagmon, whose address is 5818 Black Hawk Dr, Oxon Hill, MD 20745-1209, was on April 1, 2025 appointed Personal Representative of the estate of Verdell Houston who died on October 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 1st day of October, 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 R BLAGMON
Personal Representative

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

Estate No. 135730

149384 (4-10,4-17,4-24)

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

In The Estate Of:
MARGARET E. DURSIN

Estate No.: 130032

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Christopher M. Coello for judicial probate the copy of the will dated 2/28/2008 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 8, 2025 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

149315 (4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLEO E DUGGER
AKA: CLEO EVERLINE DUGGER

Notice is given that Janice MD James, whose address is 813 Eastern Ave, Fairmount Heights, MD 20743-1322, was on March 24, 2025 appointed Personal Representative of the estate of Cleo E Dugger who died on December 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 24th day of September, 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.

JANICE MD JAMES
Personal Representative

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

Estate No. 136757

149331 (4-3,4-10,4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KELLY JON MORRIS

Notice is given that William Piatt, whose address is 1319 Military Cut-off Rd, Ste CC207, Wilmington, NC 28405-3174, was on February 6, 2025 appointed Personal Representative of the estate of Kelly Jon Morris who died on January 22, 2025 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 6th day of August, 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.

WILLIAM PIATT
Personal Representative

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

Estate No. 136230

149385 (4-10,4-17,4-24)

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

In The Estate Of:
HATTIE J DAVAGE

Estate No.: 134090

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by David M. Goldman 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 May 13, 2025 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

149316 (4-3,4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
INEZ E POWERS

Notice is given that Crystal Currin, whose address is 16270 Taconic Cir, Dumfries, VA 22025-1530, was on March 25, 2025 appointed Personal Representative of the estate of Inez E Powers who died on February 25, 2025 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 September, 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.

CRYSTAL CURRIN
Personal Representative

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

Estate No. 136656

149333 (4-3,4-10,4-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAPHNE DULCE MINOTT

Notice is given that Franklin E White, whose address is 7403 Frostwood Cir, Laurel, MD 20707-9448, was on March 19, 2025 appointed Personal Representative of the estate of Daphne Dulce Minott who died on February 10, 2025 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 19th day of September, 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.

FRANKLIN E 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. 136710

149327 (4-3,4-10,4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VEONIE J JOHNSON-TOURE

Notice is given that Sonya Rustin, whose address is 6106 Hamilton Ave, Rosedale, MD 21237-1429, was on March 21, 2025 appointed Personal Representative of the estate of Veonie J Johnson-Toure who died on October 22, 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 September, 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.

SONYA RUSTIN
Personal Representative

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

Estate No. 136006

149328 (4-3,4-10,4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THELMA L HARGROW

Notice is given that Ivan Hargrow, whose address is 312 Serena Street, Upper Marlboro, MD 20774, was on March 24, 2025 appointed Personal Representative of the estate of Thelma L Hargrow who died on December 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 24th day of September, 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.

IVAN HARGROW
Personal Representative

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

Estate No. 136753

149329 (4-3,4-10,4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSALIND T BAILEY

Notice is given that Patrick E Bailey, whose address is 8908 Bluffwood Ln, Fort Washington, MD 20744-6764, was on March 24, 2025 appointed Personal Representative of the estate of Rosalind T Bailey who died on November 29, 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 September, 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

LEGALS	
<p>ORDER OF PUBLICATION</p> <p>COLUMBIA LIENS LLC</p> <p>Plaintiff,</p> <p>vs.</p> <p>LEE AUDREY, GEORGE A, III & BRADLEY M WATSON Prince George’s County, Maryland Occupant Unknown Owners GEORGE A WATSON III Prince George’s County, Maryland Occupant Unknown Owners</p> <p>ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10212 PRINCE PL, UNIT 7-106, UPPER MARLBORO, MD 20774, Parcel No. 13-1398494,</p> <p>And</p> <p>ANY UNKNOWN OWNER OF THE PROPERTY 10212 PRINCE PL, UNIT 7-106, UPPER MARLBORO, MD 20774, Parcel No. 13-1398494, 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.</p> <p>Defendants.</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-001385</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1398494 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:</p> <p>UNIT 7-106 BLDG 7 2,653.0000 Sq.Ft. & Imps. Pines Condominium</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid.</p> <p>It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 13-1398494 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.</p> <p>MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Mahasin El Amin, Clerk</p> <p><u>149238</u> (3-27,4-3,4-10)</p>	
<p>ORDER OF PUBLICATION</p> <p>COLUMBIA LIENS LLC</p> <p>Plaintiff,</p> <p>vs.</p> <p>LIPING WANG Prince George’s County, Maryland Occupant Unknown Owners</p> <p>ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1836 METZEROTT RD, UNIT 609, HYATTSVILLE, MD 20783, Parcel No. 17-1934538,</p> <p>And</p> <p>ANY UNKNOWN OWNER OF THE PROPERTY 1836 METZEROTT RD, UNIT 609, HYATTSVILLE, MD 20783, Parcel No. 17-1934538, 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.</p> <p>Defendants.</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-001439</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 17-1934538 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:</p> <p>UNIT 609 981.0000 Sq.Ft. & Imps. Presidential Tower</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid.</p> <p>It is thereupon this 24th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of May, 2025, and redeem the property with Parcel Identification Number 17-1934538 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.</p> <p>MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Mahasin El Amin, Clerk</p> <p><u>149293</u> (4-3,4-10,4-17)</p>	

LEGALS	
<p>ORDER OF PUBLICATION</p> <p>COLUMBIA LIENS LLC</p> <p>Plaintiff,</p> <p>vs.</p> <p>YENDYS 2 LLC Prince George’s County, Maryland Occupant Unknown Owners</p> <p>ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2204 SHADYSIDE AVE, SUITLAND, MD 20746, Parcel No. 06-0656157,</p> <p>And</p> <p>ANY UNKNOWN OWNER OF THE PROPERTY 2204 SHADYSIDE AVE, SUITLAND, MD 20746, Parcel No. 06-0656157, 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.</p> <p>Defendants.</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-001265</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0656157 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:</p> <p>W Pt Of N Half of Lot 8 6,500.0000 Sq.Ft. Bradbury Sub Blk P</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid.</p> <p>It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 06-0656157 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.</p> <p>MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Mahasin El Amin, Clerk</p> <p><u>149231</u> (3-27,4-3,4-10)</p>	
<p>ORDER OF PUBLICATION</p> <p>COLUMBIA LIENS LLC</p> <p>Plaintiff,</p> <p>vs.</p> <p>DARLITO G. QUIMEN AND ANGELINA G. QUIMEN, TRUSTEES UNDER THE QUIMEN REVOCABLE TRUST DATED 2/28/2003 Prince George’s County, Maryland Occupant Unknown Owners</p> <p>ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 580 WILSON BRIDGE DR, UNIT 6781 D-1, OXON HILL, MD 20745, Parcel No. 12-1319920,</p> <p>And</p> <p>ANY UNKNOWN OWNER OF THE PROPERTY 580 WILSON BRIDGE DR, UNIT 6781 D-1, OXON HILL, MD 20745, Parcel No. 12-1319920, 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.</p> <p>Defendants.</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-001372</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319920 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:</p> <p>Bldg 21 Unit 6 781 D-1 2,001.0000 Sq.Ft. & Imps. Wilson Bridge</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid.</p> <p>It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 12-1319920 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.</p> <p>MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Mahasin El Amin, Clerk</p> <p><u>149235</u> (3-27,4-3,4-10)</p>	

LEGALS	
<p>ORDER OF PUBLICATION</p> <p>Palomino Holdings, LLC 25 Hooks Ln Suite 202 Pikesville, MD 21208</p> <p>Plaintiff</p> <p>v.</p> <p>REBUILD AMERICA INC., S/O Resident Agent or Other Authorized Person 940 Centre Cir, Suite 2005 Altamonte Springs, FL 32714</p> <p>and</p> <p>State of Maryland S/O Anthony G. Brown, Attorney General 200 St. Paul Place Baltimore, MD 21202</p> <p>and</p> <p>Prince George’s County S/O Stephen J. McGibbon, Director of Finance 1301 McCormick Drive, Suite 1100 Largo, MD 20774</p> <p>and</p> <p>The County Executive and County Council of Prince George’s County S/O Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774</p> <p>and</p> <p>All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, known as 11801 Tamer Court and described as 20, 735.0000 Sq.Ft & Imps: Being known as District Account Number: 05 0291401, Block A Lot 75 on the Tax Roll of the Director of Finance.</p> <p>Defendants</p> <p>In the Circuit Court for Prince George’s County, Maryland CASE NO.: C-16-CV-25-001363</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 11801 Tamer Court in Prince George’s County, State of Maryland, sold by the Finance Officer of Prince George’s County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.</p> <p>A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer’s and/or Director’s tax roll and Deed hereinafter referred to is: known as 11801 Tamer Court and described as 20, 735.0000 Sq.Ft & Imps: Being known as District Account Number: 05 0291401, Block A Lot 75 on the Tax Roll of the Director of Finance.</p> <p>The complaint states among other things that the amount necessary for redemption has not been paid.</p> <p>It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.</p> <p>MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Mahasin El Amin, Clerk</p> <p><u>149241</u> (3-27,4-3,4-10)</p>	
<p>LEGALS</p>	
<p>ORDER OF PUBLICATION</p> <p>COLUMBIA LIENS LLC</p> <p>Plaintiff,</p> <p>vs.</p> <p>FREDERICK J CORDER & MARILYN MCPHERSON-CORDER Prince George’s County, Maryland Occupant Unknown Owners</p> <p>ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4000 MITCHELLVILLE RD, UNIT A-302, BOWIE, MD 20716, Parcel No. 07-0669978,</p> <p>And</p> <p>ANY UNKNOWN OWNER OF THE PROPERTY 4000 MITCHELLVILLE RD, UNIT A-302, BOWIE, MD 20716, Parcel No. 07-0669978, 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.</p> <p>Defendants.</p> <p>In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-001267</p> <p>The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0669978 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:</p> <p>Unit A302 4,423.0000 Sq.Ft. & Imps. Omni Professional</p> <p>The Complaint states, among other things, that the amounts necessary for redemption have not been paid.</p> <p>It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 07-0669978 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.</p> <p>MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland</p> <p>True Copy—Test: Mahasin El Amin, Clerk</p> <p><u>149233</u> (3-27,4-3,4-10)</p>	

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 JANET GLEASON WHITE

Notice is given that Mary Hollis, whose address is 10505 Miller Rd, Oakton, VA 22124-1709, was on March 21, 2025 appointed Personal Representative of the estate of Janet Gleason White who died on February 11, 2025 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 September, 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.

MARY HOLLIS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR
 PRINCE GEORGE’S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 136644

149334 (4-3,4-10,4-17)

LEGALS

NOTICE OF APPOINTMENT
 NOTICE TO CREDITORS
 NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
 IN THE ESTATE OF
 ESTHER G ROBINSON

Notice is given that Tisha Robinson Peterson, whose address is 3541 Tribeca Trl, Laurel, MD 20724-1445, and Clifford G Robinson Jr, whose address is 80 Winners Cir, La Plata, MD 20646-4370 were on March 21, 2025 appointed Co-Personal Representatives of the estate of Esther G Robinson who died on February 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 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 September, 2025.

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.

TISHA ROBINSON PETERSON
 CLIFFORD G ROBINSON JR
 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. 136732

149335 (4-3,4-10,4-17)

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

P.O. Box 1729
 Upper Marlboro, Maryland 20773

In The Estate Of:
 BESSIE V CLARK
 Estate No.: 133845

NOTICE OF
 JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Makeyva Ashley Pemberton for judicial probate of the will dated May 18, 2024, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 29, 2025 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

149317 (4-3,4-10)

LEGALSLegal Notice

Anthony Kratz Esq
8110 Maple Lawn Blvd., Suite 160
Fulton, MD 20759
410-489-1996

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORA LEE MACLAUGHLIN

Notice is given that TIMOTHY I MACLAUGHLIN, whose address is 9529 White Spring Way, Columbia, MD 21046, was on March 25, 2025 appointed Personal Representative of the estate of NORA LEE MACLAUGHLIN who died on December 29, 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 25th day of September, 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.

TIMOTHY I MACLAUGHLIN
Personal Representative

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

Estate No. 136333

149381 (4-10-4-17,4-24)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY G BURROUGHS

Notice is given that Cynthia A Wilson, whose address is 2001 Hannon St, Hyattsville, MD 20783-4935, was on March 28, 2025 appointed Personal Representative of the estate of Mary G Burroughs, who died on December 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 28th day of September, 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.

CYNTHIA A WILSON
Personal Representative

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

Estate No. 136469

149414 (4-10-4-17,4-24)

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

**In The Estate Of:
TAIWO HASSAN ASHAGIDIGBI**
Estate No.: 134703

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Bonita W. Gross for judicial probate of the will dated April 4, 2019, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on May 28, 2025 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

149377 (4-10,4-17)

LEGALSLegal Notice

Erica T Davis
1401 Rockville Pike Suite 650
Rockville, MD 20852
301-738-7685

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLIFTON OLIVER DOUGHTY

Notice is given that Clifton Lauren Doughty, whose address is 3213 Valley Forest Drive, Upper Marlboro, MD 20772, was on January 24, 2025 appointed Personal Representative of the estate of Clifton Oliver Doughty, who died on June 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 24th day of July, 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.

CLIFTON LAUREN DOUGHTY
Personal Representative

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

Estate No. 136080

149336 (4-3-4-10,4-17)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JOAN ANN BONNEFOND
AKA: JOAN A BONNEFOND**

Notice is given that Joseph Bonnefond, whose address is 12110 Lanham Severn Rd, Bowie, MD 20720, was on March 19, 2025 appointed Personal Representative of the estate of Joan Ann Bonnefond who died on December 3, 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 19th day of September, 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.

JOSEPH BONNEFOND
Personal Representative

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

Estate No. 136013

149326 (4-3-4-10,4-17)

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

**In The Estate Of:
EVELYN M. GRIFFITH**
Estate No.: 134230

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zuckerberg 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 May 15, 2025 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

149378 (4-10,4-17)

LEGALSLegal Notice

Cecilia R. Jones, Esq.
5335 Wisconsin Ave, NW,
Suite 440
Washington, DC 20015
202-274-1820

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA N. STRADER

Notice is given that Erik James, whose address is 29 Bradbury Way, Stafford, VA 22554, was on March 17, 2025 appointed Personal Representative of the estate of Patricia N. Strader, who died on August 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 17th day of September, 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.

ERIK JAMES
Personal Representative

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

Estate No. 136196

149338 (4-3-4-10,4-17)

**THIS COULD BE
YOUR AD!
Call
301-627-0900**

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

LEGALSLegal Notice

David Pasti, Esq.
27 Wood Lane, 2nd floor
Rockville, MD 20850
301-762-1901

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WANDA M. WHITING

Notice is given that Jazmine N Whiting, whose address is 9007 Little Stone Dr, Fort Washington, MD 20744, was on February 4, 2025 appointed Personal Representative of the estate of Wanda M. Whiting who died on July 8, 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 4th day of August, 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.

JAZMINE N WHITING
Personal Representative

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

Estate No. 135414

149322 (4-3-4-10,4-17)

**ORDER OF PUBLICATION
AND POSTING**

SHARON BARTEE Plaintiff,

v.

MARC SMOOT JR., et al. Defendants.

**In the Circuit Court of
Maryland for
Prince George's County
Case No.: C-16-CV-24-002866**

This is a claim for personal injuries arising from an automobile accident occurring on July 22, 2022, between Plaintiff, Sharon Bartee and Defendants, Marc Smoot and Geico. On July 22, 2022, Plaintiff was walking out of the Dash-in Convenience Store located at 7505 Old Branch Avenue, Clinton, Maryland back to her gas pump, when Defendant Marc Smoot Jr. was negligently operating his vehicle and struck the Plaintiff. The Plaintiff has attempted to serve Defendant Smoot on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative methods.

On October 17, 2024, the Plaintiff's Motion for Alternative Service was **GRANTED**, and it was further ordered that service will be effectuates by posting and by publication in a local newspaper.

On January 15, 2025, the Plaintiff's Line to Issue Service in the Prince George's Post was **GRANTED**; and it was further ordered that the Clerk of Court shall post this Notice and/or the Summons in the Prince George's Post, to Defendant Mark Smoot, Jr.'s last known address of 12402 Sturdee Drive, Upper Marlboro, Maryland 20772 on this 2nd day of April, 2025.

FURTHERMORE, on January 17th, 2025 the Plaintiff's Order for Posting the Summons at the Prince George's County Courthouse was **GRANTED**; and it was further ordered that the Sheriff shall post this Notice and/or the Summons at the Courthouse made out to Marc Smoot Jr.'s last known address of 12402 Sturdee Drive, Upper Marlboro, Maryland 20772 by the 2nd day of May, 2025.

WHEREFORE, for the foregoing reasons, it is this 2nd day of April, 2025, by the Circuit Court of Prince George's County, Maryland, that this Notice has been posted in the Prince George's Post and at the Prince George's County Circuit Court for three consecutive weeks and mailed the Notice to the Defendant's last known address. Defendants have thirty days from the last date of posting to respond or a default judgement may be entered.

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

149429 (4-10,4-17,4-24)

Notice is given that Michael J Jack, whose address is 11165 Stratfield Ct FL 2, Marriottsville, MD 21104-1625, was on December 6, 2024 appointed Personal Representative of the estate of Mary Jean Jack who died on May 9, 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 6th day of June, 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.

MICHAEL J JACK
Personal Representative

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

Estate No. 134415

149323 (4-3-4-10,4-17)

ORDER OF PUBLICATION

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

vs.

BERNADETTE E JAMES,
LORETTA JAMES,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 505 CEDAR-LEAF AVE

AND

Unknown Owner of the property 505 CEDARLEAF AVE described as follows: Property Tax ID 18-2100444 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001549

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

6,000.0000 Sq.Ft. & Imps. Carmody Hills Blk B, Assmt \$242,000 Lib 35568 Fl 541, and assessed to James Bernadette Et Al.
18 2100444, 000505 Cedarleaf Ave, Capitol Heights, Md 20743

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

It is thereupon this 24th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 18th day of April, 2025, warning all persons interested in the property to appear in this Court by the 27th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149296 (4-3,4-10,4-17)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

ALEX BLAKE
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2401 W ROSECROFT VILLAGE CIR, OXON HILL, MD 20745, Parcel No. 12-1332261,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2401 W ROSECROFT VILLAGE CIR, OXON HILL, MD 20745, Parcel No. 12-1332261, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-001377

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1332261 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:

2,250.0000 Sq.Ft. & Imps. Rosecroft Village Lot 60 Blk A

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

It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 12-1332261 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149236 (3-27,4-3,4-10)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

ACCOPARK INC
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 1001 MARCY AVE UNIT A 201, OXON HILL, MD 20745, Parcel No. 12-3900867,

And

ANY UNKNOWN OWNER OF THE PROPERTY 1001 MARCY AVE UNIT A 201, OXON HILL, MD 20745, Parcel No. 12-3900867, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-001378

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-3900867 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:

PHASE 1 1,716.0000 Sq.Ft. & Imps. Harbour Terrace A

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

It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 12-3900867 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149237 (3-27,4-3,4-10)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

JONATHAN A & EDWARD NESBITT
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10251 PRINCE PL, UNIT 32-15, UPPER MARLBORO, MD 20774, Parcel No. 13-1402767,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10251 PRINCE PL, UNIT 32-15, UPPER MARLBORO, MD 20774, Parcel No. 13-1402767, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-001386

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1402767 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:

UNIT 32-T-5 BLDG 32 2,427.0000 Sq.Ft. & Imps. Pines Condominium

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

It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 13-1402767 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149239 (3-27,4-3,4-10)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

IGLESIA DE DIOS REY DE REYES INC
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6707 CAMDEN ST, LANDOVER, MD 20785, Parcel No. 13-1535459,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6707 CAMDEN ST, LANDOVER, MD 20785, Parcel No. 13-1535459, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-001396

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1535459 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:

LOTS 1.23 IMPS ON LOTS 2.3 7,500.0000 Sq.Ft. & Imps. Columbia Park Blk 24

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

It is thereupon this 17th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 13-1535459 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149240 (3-27,4-3,4-10)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

ANTOINE D WRIGHT SPECIAL NEEDS TRUST
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6982 HANOVER PKWY, UNIT 302, GREENBELT, MD 20770, Parcel No. 21-2374387,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6982 HANOVER PKWY, UNIT 302, GREENBELT, MD 20770, Parcel No. 21-2374387, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-001447

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 21-2374387 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:

Unit 6982-302 Phase 7 1,288.0000 Sq.Ft. & Imps. Hunting Ridge Cond

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

It is thereupon this 18th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 21-2374387 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149244 (3-27,4-3,4-10)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

DORIAN G THOMPSON
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9011 MAGNOLIA AVE, LANHAM, MD 20706, Parcel No. 20-3203486,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9011 MAGNOLIA AVE, LANHAM, MD 20706, Parcel No. 20-3203486, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-001446

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-3203486 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:

6,500.0000 SQ FT MAGNOLIA ESTATE LOT 5

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

It is thereupon this 18th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the property with Parcel Identification Number 20-3203486 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149243 (3-27,4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ETHEL L RIVERS

Notice is given that Paul Rivers Jr, whose address is 15311 Forest Lake Court, Darnestown, MD 20874, was on January 13, 2025 appointed Personal Representative of the estate of Ethel L Rivers, who died on September 27, 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 July, 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.

PAUL RIVERS 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. 135818
149273 (3-27,4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM DORLAND

Notice is given that Sarah Penniston-Dorland, whose address is 4405 Holly Hill Rd, University Park, MD 20782-1148, was on December 27, 2024 appointed Personal Representative of the estate of William Dorland, who died on September 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 27th day of June, 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.

SARAH PENNISTON-DORLAND
Personal Representative

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

Estate No. 135647
149420 (4-10,4-17,4-24)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LEONARD HAROLD PONDER

Notice is given that Lauren Ponder, whose address is 12701 My Mollies Pride Dr., Bowie, MD 20720, was on November 4, 2024 appointed Personal Representative of the estate of Leonard Harold Ponder who died on October 22, 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 4th day of May, 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.

LAUREN PONDER
Personal Representative

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

Estate No. 135326
149325 (4-3,4-10,4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROMA DANIELS

Notice is given that Jerry Daniels, whose address is 2602 Newglen Ave, Forestville, MD 20747, was on March 13, 2025 appointed Personal Representative of the estate of Roma Daniels, who died on July 5, 2020 without a will.

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

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

JERRY DANIELS
Personal Representative

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

Estate No. 136635
149344 (4-3,4-10,4-17)



LEGALS

By authority of the Glenarden Board of Elections
Cynthia Gray, Supervisor; Gail Cooper, Assistant Supervisor

NOTICE OF ELECTION

In Compliance with the Charter of the City of Glenarden, Maryland

An Election will be held on Monday, May 5, 2025

JAMES R. COUSINS, JR., MUNICIPAL CENTER
8600 GLENARDEN PARKWAY
GLENARDEN, MARYLAND
POLLS OPEN: 7:00 a.m. until 8:00 p.m.
To Elect (7) COUNCILMEMBERS AT-LARGE (four-year term)

In accordance with the City Charter, to be eligible to be a candidate for Councilmember At-Large, a person shall be at least 21 years of age, have resided within the corporate limits of the City for at least one (1) year immediately preceding the election (Sections 302 & 402 of City Charter) and he or she be a qualified voter of the City (Section 702). In addition, and when applicable, a Council member candidate for a ward shall have resided within that ward for at least 90 days preceding the election (Section 707).

Potential candidates must file a petition of candidacy, signed by the candidate and endorsed by at least 15 eligible voters, with the City Board of Elections (Section 705 City Charter). A \$25 filing fee is required. In addition, a “Financial Disclosure Statement” MUST be filed by EACH candidate at the time of filing of the petition.

Beginning Tuesday, April 1, 2025, Petitions and Financial Disclosure Statements will be available for pick-up. Schedule an appointment to pick-up a Candidate packet from the James R. Cousins, Jr., Municipal Center by emailing: elections@cityofglenarden.org.

Petitions and Financial Disclosure Statements must be filed on or before 5 p.m. Monday, April 7, 2025. Candidate packets may be dropped off to the City Council Clerk, Monday through Friday 9am-5pm.

Mail-in Voting

As an option to voting in person, mail-in voting will also be available. Mail-in ballots will be mailed to every registered voter in the City of Glenarden starting in April. If you do not receive your ballot by Monday, April 22, 2025, contact the City of Glenarden Board of Elections at elections@cityofglenarden.org to schedule an appointment to pick one up. Additional details on voting procedures and returning completed ballots shall be posted on the City’s website and mailed to all residents. For more information, please contact the Board of Elections at elections@city-ofglenarden.org.

149445 (4-10)

THE
PRINCE
GEORGE’S
POST

Call 301-627-0900
Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

Paula A. Calimafde, Esq.
Lerch, Early & Brewer, Chtd.
7600 Wisconsin Avenue, Ste 700,
Bethesda, MD 20814
(301) 841-0192

NOTICE TO CREDITORS OF
A SETTLOR OF A
REVOCABLE TRUST

To all persons interested in the trust of Allan M. Lowe Revocable Trust under an agreement dated December 5, 1995, as amended and re-stated.

This is to give notice that Allan M. Lowe aka Allan Matthew Lowe died on or about February 2, 2025. Before the decedent's death, the decedent created the revocable trust for which the undersigned Mitchell Howard Lowe, whose address is 33 Summer Street, Ipswich, MA 01938, and Helen Lowe Metzman, whose address is, 13959 Highland Road, Clarksville, MD 21029, are the Trustees.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim to the undersigned, on or before the date that is 6 months after the date of the first publication of this notice. The claim must include the following:

- (i) a verified written statement of the claim indicating its basis; (ii) the name and address of the claimant; (iii) if the claim is no yet due, the date on which it will become due; (iv) if the claim is contingent, the nature of the contingency; (v) if the claim is secured, a description of the security; and (vi) the specific amount claimed.

Any claim not presented to the undersigned trustees on or before that date or any extension provided by law is unenforceable.

Mitchell Howard Lowe, Trustee
33 Summer Street, Ipswich, MA 01938

Helen Lowe Metzman, Trustee
13959 Highland Road, Clarksville, MD 21029

149363 (4-3-4-10,4-17)

Serving

Prince George’s

County Since 1932

ORDER OF PUBLICATION
BY POSTING

LINDA WYCHE

VS.

HERBERT WYCHE

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-24-007172
Other Reference Number(s):
CAD18-04275;
C-16-FM-24-001113

ORDERED, ON THIS 31st day of March, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, HERBERT WYCHE is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE AND FOR OTHER RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of IRRECONCILABLE DIFFERENCES and SIX-MONTH SEPARATION, and stating that the Defendant's last known address is: 510 Ridge Road SE, Apt 104, Washington, DC 20019, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, HERBERT WYCHE, in accordance with Maryland Rule 2-122(a)(1) as follows:

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

ORDERED, said posting to be completed by the 30th day of April, 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, HERBERT WYCHE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 30th day of May, 2025, 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
149353 (4-3-4-10,4-17)

LEGALS

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

TUESDAY, APRIL 22, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, April 22, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-037-2025 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (DECEMBER 2024 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

<u>Sewershed Application</u> <u>Council District</u>	<u>Development Proposal/ Tax Map Location</u>	<u>Acreage/ Zoning</u>	<u>Existing Category</u>	<u>Requested Category</u>
<u>Western Branch</u>				
24/W-01 Glorious International Christian Centre	A church consisting of 34,350 SF of floor space. 99 E/F-1/2; Parcel 65	2.05 CGO	5	4
<u>District 9</u>				
<u>Piscataway</u>				
24/P-05 Allentown Parcel 232	Three single-family detached units with a minimum 2,989 SF of livable space; minimum sales price of \$350,000. 106 D-3; Parcel 232	0.85 RSF-95	5	4
<u>District 8</u>				
24/P-07 Johnny M. Johnson II Property	One single-family detached unit with a minimum 2,989 SF of livable space; occupancy by the owner. 135 A-3; Parcel 180	2.35 RR	5	4
<u>District 9</u>				
<u>Countywide Redesignations/ Map Amendments/ Water/Sewer Connection Confirmations</u>				
<u>District 6</u>	Brock Hall Gardens (4)		\$5	\$3
<u>District 8</u>	1617 & 1627 Tucker Road (2) 7700 Lanham Lane (1)		\$5	\$3
<u>District 9</u>	Allentown Road (3) Allentown & Old Allentown Roads (3) Brandywine Road (5) Brandywine & Burch Hill Roads (11) Lusbys Lane (3)		\$5	\$3
Category 3 – Community System Category 4 – Community System Adequate for Development Planning Category 5 – Future Community System Category 6 – Individual System				

The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use

LEGALS

the portal, comments/ written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs, III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

149364 (4-3-4-10)

LEGALS

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

TUESDAY, APRIL 15, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, April 15, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

WASHINGTON SUBURBAN SANITARY COMMISSION
PROPOSED FISCAL YEAR 2026 CAPITAL &
OPERATING BUDGET

Copies of the proposed budgets are available on the Washington Suburban Sanitary Commission’s website: <https://www.wsscwater.com/budget>.

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs, III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

149365 (4-3-4-10)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on October 13, 2008, a certain Deed of Trust was executed by Pauline E. Davis, a/k/a Pauline Eva Davis as Grantor(s) in favor of Bank of America, N.A. as Beneficiary, and Ronald S. Deutsch as Trustee(s), and was recorded on November 13, 2008, in Book 30145, Page 350 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 27, 2019, and recorded on February 27, 2019, in Book 41840, Page 325, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 14, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of March 12, 2025 is \$257,672.18; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on April 29, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 1709 Dutch Village Drive, Hyattsville, MD 20785
Tax ID: 13-1458702

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$257,672.18.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$26,000.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$26,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If

LEGALS

the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgage to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/ A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: March 19, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon A1S#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT “A”

Unit numbered M-394 in Phase eight (8), Windmill Square Condominium established by Declaration recorded in Liber 5958 at folio 26 as amended by Seventh Amendment to Declaration, Windmill Square Condominium in Liber 6542, folio 210 of the Land Records of Prince George’s County, Maryland, and by the Plat of Condominium recorded in Condominium Plat Book NLP 131, Plats Nos. 22 through 25, inclusive, among the aforesaid Land records; together with an undivided percentage interest and ownership in and to the common elements of said Condominium as set forth in said Exhibit C of the Seventh Amendment to Declaration.

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

149439 (4-10,4-17,4-24)

LEGALS

NOTICE

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

v.

Andy M. Williams

AND

Kelly Williams,
n/k/a Kelly Delise Mason
12405 Quiet Owl Lane
Bowie, MD 20720
Defendants

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-23-004528

Notice is hereby given this 2nd day of April, 2025, 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 2nd day of May, 2025, 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 2nd day of May, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$463,000.00. The property sold herein is known as 12405 Quiet Owl Lane, Bowie, MD 20720.

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

True Copy—Test:
Mahasin El Amin, Clerk

149434 (4-10,4-17,4-24)

NOTICE

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

v.

Lawrence O. Harris

AND

Gregory A. Pearson, Personal
Representative for the Estate of
Carol A. White
216 Emerald Hill Drive
Fort Washington, MD 20744
Defendants

In the Circuit Court for Prince
George’s County, Maryland
Case No. C-16-CV-24-004188

Notice is hereby given this 2nd day of April, 2025, 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 2nd day of May, 2025, 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 2nd day of May, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$483,567.86. The property sold herein is known as 216 Emerald Hill Drive, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk

149435 (4-10,4-17,4-24)

LEGALS

Edwin G. Fee, Jr., Esquire
Whiteford, Taylor & Preston L.L.P
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025
410-832-2000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GOLDA E. QUESINBERRY

Notice is given that Lisa Allen, whose address is c/o Edwin G. Fee, Jr., Esquire, Whiteford, Taylor & Preston L.L.P, Towson Commons, Suite 300, One West Pennsylvania Avenue, Towson, MD 21204-5025, was on February 18, 2025 appointed Personal Representative of the estate of Golda E. Quesinberry who died on January 4, 2025 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 August, 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, 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.

LISA 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. 136354
149258 (3-27,4-3,4-10)

Lena Clark, Esquire
Law Office of Lena A. Clark, LLC
129 W. Patrick Street, Suite 11
Frederick, MD 21701
301-696-0567

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY WELDON RICHARDSON, SR.

Notice is given that Larry W. Richardson, Jr., whose address is 2449 Rippling Brook Road, Frederick, MD 21701, was on December 27, 2024 appointed Personal Representative of the estate of Larry Weldon Richardson, Sr., who died on October 25, 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 27th day of June, 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.

LARRY W. RICHARDSON, 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. 135746
149267 (3-27,4-3,4-10)

Mariela C. D’Alessio
6 North Park Drive, Suite 108
Hunt Valley, MD 21030
410-600-3721

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER CARTER, JR.

Notice is given that Princess K. Carter, whose address is 13608 Long Island Drive, Pflugerville, TX 78660, was on March 13, 2025 appointed Personal Representative of the estate of Walter Carter, Jr. who died on September 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 13th day of September, 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.

PRINCESS K. CARTER
Personal Representative

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

Estate No. 136027
149259 (3-27,4-3,4-10)

Victoria Z. Sulerzyski, Esquire
Special Needs Law, LLC
206 Windrush Farm Lane
Severna Park, MD 21146
410-991-3014

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GALEN KIMBRUE

Notice is given that Renee D. Wallace-Kimbrue, whose address is 1113 Faith Lane, Anna, TX 75409, was on March 18, 2025 appointed Personal Representative of the estate of Galen Kimbrue, who died on October 21, 2022 without a will. There was a prior small estate proceeding.

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

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

RENEE D. WALLACE-KIMBRUE
Personal Representative

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

Estate No. 127212
149268 (3-27,4-3,4-10)

LEGALS

Rick Todd
5850 Waterloo Road #140
Columbia, MD 21045
443-720-7500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VALERIE YOUNG TURNER

Notice is given that Jordan Turner, whose address is 5098 Temple Hill Rd, Temple Hills, MD 20748, was on February 14, 2025 appointed Personal Representative of the estate of Valerie Young Turner, who died on October 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 14th day of August, 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.

JORDAN TURNER
Personal Representative

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

Estate No. 136050
149266 (3-27,4-3,4-10)

LEGALS

Verena Meiser, Esq.
Lewicky, O’Connor, Hunt & Meiser
8110 Maple Lawn Blvd., Suite 160
Fulton, MD 20759
410-489-1996

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEXIS PAUL DE TESSIERES

Notice is given that Carolynn de Tessieres, whose address is 4302 Longleaf Court, Bowie, MD 20716, was on March 12, 2025 appointed Personal Representative of the estate of Alexis Paul de Tessieres, who died on May 19, 2024 without a will.

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

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

CAROLYNN DE TESSIERES
Personal Representative

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

Estate No. 133732
149271 (3-27,4-3,4-10)

LEGALS

Robert M. Burke
Robert Burke Law Firm
300 Charles Street
PO Box 2283
La Plata, MD 20646
240-349-2768

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM B. STEWART

Notice is given that Allan D. Stewart, Sr., whose address is 10813 Smugglers Notch Court, White Plains, MD 20695, was on December 4, 2024 appointed Personal Representative of the estate of William B. Stewart who died on October 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 4th day of June, 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.

ALLAN D. STEWART, SR.
Personal Representative

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

Estate No. 135627
149257 (3-27,4-3,4-10)

LEGALS

Steven T. Greenblat
Robert Ades & Associates, PC
4301 Garden City Dr, #300
Landover, MD 20785
(301) 459-3333

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERNICE COLE

Notice is given that Marcia Cole, whose address is 3434 Woodcreek Dr, Suitland, MD 20746, was on December 10, 2024 appointed Personal Representative of the estate of Vernice Cole who died on September 2, 2019 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of June, 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.

MARCIA COLE
Personal Representative

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

Estate No. 135291
149324 (4-3,4-10,4-17)

LEGALS

Hope Blocton Esq
1100 New Jersey Ave
Suite 2000-214
Washington, DC 20003
240-200-0076

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN CALVIN BUSH JR

Notice is given that Lisa Bush-Caudle, whose address is 11102 Pompey Drive, Upper Marlboro, MD 20772, was on December 10, 2024 appointed Personal Representative of the estate of John Calvin Bush Jr who died on September 29, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of June, 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.

LISA BUSH-CAUDLE
Personal Representative

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

Estate No. 131007
149383 (4-10,4-17,4-24)

LEGALS

Kerri M. Castellini, Esq.
Price Benowitz, LLP
409 7th Street NW, Suite #200
Washington, DC 20004
202-417-6000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**NATHANIEL E. DANIEL
AKA: NATHANIEL EDWARD
DANIEL**

Notice is given that Jeremy Edward Nigel Daniel, whose address is 11 Empire Place, Greenbelt, MD 20770, was on March 27, 2025 appointed Personal Representative of the estate of Nathaniel E. Daniel (aka: Nathaniel Edward Daniel), who died on August 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 25th day of September, 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.

JEREMY EDWARD NIGEL
DANIEL
Personal Representative

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

Estate No. 136319
149412 (4-10,4-17,4-24)

Rick Todd
5850 Waterloo Road, Suite 140
Columbia, MD 21045
443-720-7500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIMOTHY XAVIER BIEL

Notice is given that Gina Louise Stick, whose address is 118 Lake Ave, Apt #103, Morehead City, NC 28557, was on March 25, 2025 appointed Personal Representative of the estate of Timothy Xavier Biel, who died on October 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 25th day of September, 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.

GINA LOUISE STICK
Personal Representative

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

Estate No. 136508
149413 (4-10,4-17,4-24)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH CHINEZE GARNER

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850, was on March 31, 2025 appointed Personal Representative of the estate of Edith Chineze Garner, who died on March 8, 2019 without a will.

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

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

(1) Six months from the date of the decedent’s death, 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.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 116584
149427 (4-10,4-17,4-24)

THE PRINCE GEORGE’S POST

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LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project’s public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751.

Written comments or requests for a hearing must be received on or before May 1, 2025, unless otherwise noted in the Public Notice.

Prince George’s County

22-NT-0312/ 202262053/ 25-WQC-0001 Stanley Martin Home, LLC, 6404 Ivy Lane, Suite 600, Greenbelt, Maryland 20770, has applied to construct a mixed-use development with associated utilities, roads, and stormwater management facilities. The project will permanently impact 1,096 square feet of emergent nontidal wetlands, 78,294 square feet of forested nontidal wetlands, 77,577 square feet of the 25-foot nontidal wetland buffer, 483 linear feet (911 square feet) of intermittent streams, 571 linear feet (4,462 square feet) of perennial streams, and 157,209 square feet of the 100-year nontidal floodplain. The project will temporarily impact 2,982 square feet of the 25-foot nontidal wetland buffer, 33 linear feet (348 square feet) of perennial streams, and 2,289 square feet of the 100-year nontidal floodplain. The project is proposed on Turkey Branch (Use I). The site is located Northwest of the intersection of Ritchie Marlboro Road and Westphalia Road, Upper Marlboro, Maryland 20774. The proposed project would require 156,588 square feet of forested wetland mitigation and 1,325 square feet of emergent wetland mitigation (157,913 square feet, 3.62518 acres, total). The applicant proposes to purchase credits from the Patuxent Wetland Mitigation bank or another wetland mitigation bank to fulfill the wetland mitigation requirement. Written comments and requests to be included on the interested persons list may be sent by May 1, 2025 to the Maryland Department of the Environment, Attn: Gailynn Milligan, 1800 Washington Boulevard, Baltimore, MD 21230 or at Gailynn.milligan@maryland.gov or 410-537-4178. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

149369 (4-10)

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 April 24, 2025, will be heard on June 24, 2025. Those licenses are:

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

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

A virtual hearing will be held via Zoom on Wednesday, May 7, 2025, 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 BOLLC’s website at <http://bollc.mypgc.us> or you may email BLC@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 April 3, 2025 149431 (4-10,4-17)

PRINCE GEORGE’S COUNTY GOVERNMENT Board of License Commissioners (Liquor Control Board) REGULAR SESSION

APRIL 22, 2025

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.

NEW – CLASS B(BH), BEER AND WINE

Kiritkumar U. Kapadia, Authorized Person, for a Class B(BH), Beer, Wine, and Liquor for the use of Jigi, LLC, t/a Jimmy’s Bar & Grill, 9421 Largo Drive West, Upper Marlboro, 20774.

NEW – CLASS B, BEER AND WINE

Carlos Murphy, CEO, for a Class B, Beer, Wine and Liquor for the use of Adacia, LLC, t/a Tish: Wine Bar, 14703 Main Street, Suite 106, Upper Marlboro, 20772.

Mariano Arbaiza, President, Jamie M. Arbaiza, Secretary / Treasurer for a Class B, Beer, Wine and Liquor for the use of La Casita Partners Laurel, Inc., t/a La Casita Pupuseria, 14311 Baltimore Avenue, Laurel, 20707.

Zella Robinson, Owner, for a Class B, Beer, Wine and Liquor for the use of Zells Kitchen and Lounge, LLC, t/a Zells Kitchen and Lounge, 4601 Presidents Drive, Suite 110, Lanham, 20706.

Ernesto A. Escobar, President/Secretary / Treasurer for a Class B, Beer, Wine and Liquor for the use of Medi Cafe, Inc., t/a Medi Café, 3237 Rhode Island Avenue, Mt. Rainier, 20712.

Pedro Alexander Cruz Hernandez, President, for a Class B, Beer, Wine and Liquor for the use of Guanacaste Restaurant Texmex, Corp, t/a Guanacaste Restaurant Texmex, 5948 Martin Luther King Jr. Highway, Unit B, Seat Pleasant, 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.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, April 22, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLLC’s website at <http://bollc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS Attest: Terence Sheppard Director February 24, 2025 149432 (4-10,4-17)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY LEE COBBS

Notice is given that Derrick N Cobbs, whose address is 14088 Geraldine Ct, Woodbridge, VA 22193-2400, was on March 26, 2025 appointed personal representative of the small estate of Betty Lee Cobbs who died on November 8, 2016 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.

DERRICK N COBBS Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 105439 149374 (4-10)

LEGALS

ORDER OF PUBLICATION BY POSTING

GLORIA PINEDA CRUZ

VS.

JOSE CHAVEZ ROSALES, ET AL.

In the Circuit Court for Prince George’s County, Maryland Case Number: C-16-FM-25-000095

ORDERED, ON THIS 3rd day of April, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, Jose Ramiro Chavez Rosales is hereby notified that the Plaintiff, has filed a COMPLAINT FOR THIRD PARTY CUSTODY and MOTION FOR SPECIAL FINDINGS OF FACT AND LAW PURSUANT TO MARYLAND ANNOTATED CODE FAMILY LAW 1-201(b) naming him/her as the defendant and stating that the Defendant’s last known address is: UNKNOWN, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JOSE RAMIRO CHAVEZ ROSALES, in accordance with Maryland Rule 2-122 as follows:

By posting notice in a newspaper or publication of general circulation published in the county in which the action is pending at least once a week for three consecutive weeks and provide proof of publication to the Court, and it is further;

ORDERED, said posting to be completed by the 3rd day of May, 2025, and it is further;

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

ORDERED, THAT THE DEFENDANT, JOSE RAMIRO CHAVEZ ROSALES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 2nd day of June, 2025, 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 149428 (4-10,4-17,4-24)

LEGALS

NOTICE

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

v. Greg Holland AND

Kimberly Holland 1532 Potomac Heights Drive Fort Washington, MD 20744 Defendants

In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-23-004234

Notice is hereby given this 2nd day of April, 2025, 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 2nd day of May, 2025, 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 2nd day of May, 2025. The Report of Sale states the amount of the foreclosure sale price to be \$239,542.50. The property sold herein is known as 1532 Potomac Heights Drive, Fort Washington, MD 20744.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George’s County, MD True Copy—Test: Mahasin El Amin, Clerk 149436 (4-10,4-17,4-24)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES HENRY REDMOND, JR.

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on March 19, 2025 appointed personal representative of the small estate of Charles Henry Redmond, Jr., who died on September 24, 2021 without a will.

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

All persons having 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, except if the decedent died before October 1, 1992, nine months from the date of decedent’s death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claims will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 122909 149376 (4-10)

LEGALS

ORDER OF PUBLICATION

YESENIA PAREDES COREAS

VS.

RICARDO CARCAMO

In the Circuit Court for Prince George’s County, Maryland Case Number: C-16-FM-24-009925

ORDERED, ON THIS 4th day of April, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, Ricardo Carcamo is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/ her as the defendant and stating that the Defendant’s last known address is: Maryland, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, RICARDO CARCAMO, in accordance with Maryland Rule 2-122(a)(2) as follows:

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

ORDERED, said posting to be completed by the 4th day of May, 2025; and it is further;

ORDERED, THAT THE DEFENDANT, RICARDO CARCAMO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 3rd day of June, 2025, 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 149437 (4-10,4-17,4-24)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EMMANUEL D ATTIGNON AKA EMMANUEL DOSSOU ATTIGNON

Notice is given that Chantal Adikpeto, whose address is 6000 Armor Drive, Clinton, MD 20735, was on November 12, 2024 appointed Personal Representative of the estate of Emmanuel D Attignon, who died on July 19, 2024 without a will.

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

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

CHANTAL ADIKPETO Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 136794 149422 (4-10,4-17,4-24)

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134486 149421 (4-10,4-17,4-24)

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ORDER OF PUBLICATION

Alexander Stewart Plaintiff Vs.

The Estate of Carl D. Mace, Trustee for Holladay Co, et al Defendants

In the Circuit Court for Prince George’s County, Maryland Case No.: C-16-CV-25-001853

Law Office of Debra G. Oliver Debra G. Oliver, Esq. 801 Wayne Ave., Suite #205 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 although more than six (6) months and a day from the date of sale has expired.

It is therefore on this 7th day of April, 2025, 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 June 2025 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 149444 (4-10,4-17,4-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH LAWRENCE JR

Notice is given that Brandi Chavis, whose address is 5541 East Boniwood Turn, Clinton, MD 20735, was on March 26, 2025 appointed Personal Representative of the estate of Joseph Lawrence Jr, who died on February 20, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th day of September, 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.

BRANDI CHAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 136794 149422 (4-10,4-17,4-24)

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134486 149421 (4-10,4-17,4-24)

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

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff vs.

ARVIN W TERRY, AMERICAN BROADCAST EMPLOYEES FEDERAL CREDIT UNION, SCOTT R. VALBY, TRUSTEE, ADDISON WOODS HOMEOWNERS ASSOCIATION, INC., PRINCE GEORGE’S COUNTY, MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 1044 KAREN BLVD

AND

Unknown Owner of the property 1044 KAREN BLVD described as follows: Property Tax ID 18-2019586 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-001550

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

1,600.0000 Sq.Ft. & Imps. Addison Woods Plat Lot 16 Blk M, Assmt \$247,800 Lib 39079 Fl 029, and assessed to Terry Arvin W. 18 2019586, 001044 Karen Blvd, Capitol Heights,Md 20743

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

It is thereupon this 24th day of March, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 18th day of April, 2025, warning all persons interested in the property to appear in this Court by the 27th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George’s County, Maryland True Copy—Test: Mahasin El Amin, Clerk 149300 (4-3,4-10,4-17)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
vs. Plaintiff,

GEORGE T JR. & RUTH M LEE
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY 727
BOOKER DR, CAPITOL HEIGHTS,
MD 20743, Parcel No. 18-2059053,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 727 BOOKER DR,
CAPITOL HEIGHTS, MD 20743,
Parcel No. 18-2059053, the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George’s County, Maryland
Case No. C-16-CV-25-001442**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-2059053 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:

4,121.0000 Sq.Ft. & Imps. Highland
Gardens Lot 33 Blk E

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

It is thereupon this 24th day of
March, 2025, by the Circuit Court
for Prince George’s County, That
notice be given by the insertion of
a copy of this order in some news-
paper having a general circulation in
Prince George’s County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 27th day of May, 2025, and re-
deem the property with Parcel Identi-
fication Number 18-2059053 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149294 (4-3-4-10-4-17)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
vs. Plaintiff,

DUNAMIS LIFE MINISTRIS IN-
TERNATIONAL
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT
HAVE OR CLAIM TO HAVE ANY
INTEREST IN THE PROPERTY 613
61ST AVE, CAPITOL HEIGHTS,
MD 20743, Parcel No. 18-2039576,

And

ANY UNKNOWN OWNER OF
THE PROPERTY 613 61ST AVE,
CAPITOL HEIGHTS, MD 20743,
Parcel No. 18-2039576, the unknown
owner’s heirs, devisees, and per-
sonal representatives and their or
any of their heirs, devisees, execu-
tors, administrators, grantees, as-
signs or successors in right, title and
interest.

Defendants.

**In the Circuit Court for
Prince George’s County, Maryland
Case No. C-16-CV-25-001440**

The object of this proceeding is to
secure the foreclosure of all rights of
redemption in the following prop-
erty Parcel Identification Number
18-2039576 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:

LTS 3 & 4 6,250.0000 Sq.Ft. Fair-
mount Heights Blk 0

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

It is thereupon this 24th day of
March, 2025, by the Circuit Court
for Prince George’s County, That
notice be given by the insertion of
a copy of this order in some news-
paper having a general circulation in
Prince George’s County once a
week for 3 successive weeks, warn-
ing all persons interested in the
property to appear in this Court by
the 27th day of May, 2025, and re-
deem the property with Parcel Identi-
fication Number 18-2039576 and
answer the complaint or thereafter
a final judgment will be entered
foreclosing all rights of redemption
in the property, and vesting in the
plaintiff a title, free and clear of all
encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149297 (4-3-4-10-4-17)

LEGALS

ORDER OF PUBLICATION

BY POSTING

LATOYA TAYLOR

VS.

MELVIN KING

**In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-24-006585**

ORDERED, ON THIS 18th day of
March, 2025, by the Circuit Court
for Prince George’s County MD:

That the Defendant, Melvin King
is hereby notified that the Plaintiff,
has filed a COMPLAINT FOR CUS-
TODY AND RELATED RELIEF
naming him/her as the defendant
and stating that the Defendant’s last
known address is: 10770 Columbia
Pike, #300, Silver Spring, MD 20901,
and therefore it is;

ORDERED, that the Plaintiff may
serve process to the Defendant,
Melvin King, in accordance with
Maryland Rule 2-122(a)(2) as fol-
lows:

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

ORDERED, said posting, to be
completed by the 17th day of April,
2025, and it is further;

ORDERED, THAT THE DEFEN-
DANT MELVIN KING, IS HEREBY
WARNED THAT FAILURE TO
FILE AN ANSWER OR OTHER DE-
FENSE ON OR BEFORE THE
17th DAY OF MAY, 2025, MAY RE-
SULT IN THE CASE PROCEEDING
AGAINST HIM/HER BY DE-
FAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

149247 (3-27,4-3-4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ALAN J LORD
AKA: ALAN JAMES LORD**

Notice is given that Kari Lord,
whose address is 11605 Olympic Dr,
Fort Washington, MD 20744-5021,
and Lisa L Hough, whose address is
12901 Jackson Dr, Fort Washington,
MD 20744-2842, were on January 3,
2025 appointed Co-Personal Repre-
sentatives of the estate of Alan J Lord
who died on August 21, 2024 with a
will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 3rd day of
July, 2025.

Any person having a claim against
the decedent must present the claim
to the undersigned personal repre-
sentatives or file it with the Regis-
ter of Wills with a copy to the un-
dersigned 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-per-
sonal representatives mails or other-
wise delivers to the creditor a copy
of this published notice or other writ-
ten notice, notifying the creditor that
the claim will be barred unless the
creditor presents the claims within
two months from the mailing or
other delivery of the notice.

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

KARI LORD
LISA L HOUGH
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. 135895

149265 (3-27,4-3-4-10)

Redevelopment Authority of Prince George’s County
Community Impact Grant Program
Notification of Funding Availability (NOFA) FY2025

The Redevelopment Authority of Prince George’s County (“RDA”) is solic-
iting applications from community-based organizations for the Community
Impact Grant (“CIG”) Program FY 2025 funding round.

The CIG Program provides grants to implement small innovative capital
projects that revitalize and enhance communities and quality of life in Prince
George’s County.

The total amount of funding available for this program is Two Hundred and
Fifty Thousand Dollars (\$250,000) available for eligible 501c3 organizations,
HOA’s and houses of worship.

The CIG NOFA will be available on March 31, 2025, on the following web-
site:

[https://www.princegeorgescountymd.gov/departments-offices/redevelopment-
authority/grants/community-impact-grants](https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/grants/community-impact-grants)

A Community Impact Grant pre-application virtual webinar will be held on
Wednesday, April 15, 2025, at 11:00 AM. Interested participants should send
an email the program manager to receive the Zoom link and passcode to at-
tend.

RSVP’s should be sent by 5:00 PM on Monday, April 13th to get access to the
webinar.

Email questions to: Andrea D. Anderson, Program Manager at: [adan-
derson@co.pg.md.us](mailto:adan-
derson@co.pg.md.us)

Applications must be received by 5 pm on May 13, 2025

149291 (4-3-4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN MANZEK

Notice is given that Donald
Manzek, whose address is 8427 Blak-
iston Ln, Alexandria, VA 22308-2105,
was on March 14, 2025 appointed
Personal Representative of the estate
of Helen Manzek who died on Janu-
ary 20, 2025 with a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 14th day of
September, 2025.

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

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

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

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

DONALD MANZEK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136433

149264 (3-27,4-3-4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JAMES WESLEY
SOUTHERLAND SR.**

Notice is given that Glendora
Hughley, whose address is 88 V
Street SW, Unit 502, Washington,
DC 20024, was on December 9, 2024
appointed Personal Representative of
the estate of James Wesley
Southernland Sr., who died on Sep-
tember 9, 2024 without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 9th day of
June, 2025.

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

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

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

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

GLENDORA HUGHLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135336

149274 (3-27,4-3-4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSE PAUL NORRIS III

Notice is given that Donita A
Parker, whose address is 14023 Re-
verend Boucher Pl, Upper Marlboro,
MD 20772-5959, was on March 13,
2025 appointed Personal Represen-
tative of the estate of Jesse Paul Nor-
ris III, who died on January 27, 2025
without a will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 13th day of
September, 2025.

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

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

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

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

DONITA A PARKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136434

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERMA VERDELL FIELDS

Notice is given that Charlie Davis,
whose address is 513 Halifax Pl,
Upper Marlboro, MD 20774-2157,
was on March 19, 2025 appointed
Personal Representative of the es-
tate of Erma Verdelld Fields, who
died on February 3, 2025 without a
will.

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

All persons having any objection
to the appointment (or to the pro-
bate of the decedent’s will) shall file
their objections with the Register of
Wills on or before the 19th day of
September, 2025.

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

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

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

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

CHARLIE DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136597

LEGALS

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

IN THE MATTER OF THE
PETITION OF:
FOR THE ADOPTION OF A
PERSON

Adoption No. CAA21-13272

To: **LARRY CORNELIUS MCK-
INNEY, JR.**, Biological Father: You
are hereby notified that an adoption
case has been filed in the Circuit
Court for Prince George’s County,
Adoption No. CAA21-13272. All
persons who believe themselves to
be the parent of a female child born
on October 22, 2008, in Prince
George’s County, Maryland, to
STEPHANIE VICTORIA MILLS,
birth date October 6, 1985, shall file
a written response. A copy of the
show cause order may be obtained
from the Clerk’s Office at the Circuit
Court for Prince George’s County,
Maryland, 14735 Main Street, Upper
Marlboro, Maryland 20772, and
telephone number: 301-952-5206. If
you do not file a written objection
by 30 days from the date this notice
appears in a **Prince George’s
County Newspaper**, you will have
agreed to the permanent loss of
your parental rights to this child.

149277 (3-27,4-3-4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE MEDLEY

Notice is given that Marshika Medley Hale, whose address is 3572 Althorp Dr, Raleigh, NC 27616-8479, was on March 20, 2025 appointed Personal Representative of the estate of Maurice Medley, who died on February 10, 2025 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 September, 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.

MARSHIKA MEDLEY HALE
Personal Representative

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

Estate No. 136447
149339 (4-3-4-10-4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE JAMES YOUNG

Notice is given that Curtis Young, whose address is 11316 Cromwell Ct, Woodbridge, VA 22192, was on March 24, 2025 appointed Personal Representative of the estate of Willie James Young, who died on January 11, 2025 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 September, 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.

CURTIS YOUNG
Personal Representative

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

Estate No. 136365
149340 (4-3-4-10-4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSE SHARPE

Notice is given that Miya Sharpe, whose address is 3114 Belair Gate Ln, Landover, MD 20785-1943, was on February 3, 2025 appointed Personal Representative of the estate of Jesse Sharpe, who died on December 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 August, 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.

MIYA SHARPE
Personal Representative

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

Estate No. 136100
149342 (4-3-4-10-4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES RUSSELL PAYTON

Notice is given that Monique M Minor, whose address is 5802 Spell Rd, Clinton, MD 20735, was on December 5, 2024 appointed Personal Representative of the estate of Charles Russell Payton, who died on October 27, 2024 without a will.

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

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

MONIQUE M MINOR
Personal Representative

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

Estate No. 135639
149345 (4-3-4-10-4-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY BENNETT
AKA: GREGORY P BENNETT

Notice is given that Nate Bennett, whose address is 8116 Triple Crown Rd, Bowie, MD 20715-4535, was on March 20, 2025 appointed Personal Representative of the estate of Gregory Bennett, who died on December 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 20th day of September, 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.

NATE BENNETT
Personal Representative

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

Estate No. 136719
149415 (4-10-4-17-4-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DALIA P CAYETANO

Notice is given that Dalia P Leiva, whose address is 322 Carmody Hills Drive, Capitol Heights, MD 20743, was on March 27, 2025 appointed Personal Representative of the estate of Dalia P Cayetano, who died on November 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 27th day of September, 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.

DALIA P LEIVA
Personal Representative

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

Estate No. 136704
149416 (4-10-4-17-4-24)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINNEA RUTH BERGE

Notice is given that Marta Megan Holder Silver, whose address is 6601 Springcrest Dr, Greenbelt, MD 20770-3062, was on December 10, 2024 appointed Personal Representative of the estate of Linnea Ruth Berge, who died on November 2, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of June, 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.

MARTA MEGAN HOLDER
SILVER
Personal Representative

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

Estate No. 135594
149341 (4-3-4-10-4-17)

LEGALS

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
TURHAN ERIC DATCHER**
Estate No.: 134719

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Tarek Paige 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 **May 21, 2025 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

149379 (4-10,4-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD GREGORY SCOTT

Notice is given that Keith Alvin Scott, whose address is 5910 Southern Ave SE, Washington, DC 20019, was on March 21, 2025 appointed Personal Representative of the estate of Ronald Gregory Scott, who died on February 11, 2025 without a will.

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

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

KEITH ALVIN SCOTT
Personal Representative

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

Estate No. 136728
149343 (4-3-4-10-4-17)

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

**IN THE MATTER OF THE
PETITION OF:
FOR THE ADOPTION OF A
PERSON**

Adoption No. CAA22-02552

To: **JOSE ELISEO RAMOS**, Biological Father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. CAA22-02552. All persons who believe themselves to be the parent of a male child born on December 8, 2010, in Montgomery County, Maryland, to **PATRICIA ELIZABETH RAMIREZ**, birth date August 29, 1994, shall file a written response. A copy of the show cause order may be obtained from the Clerk’s Office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George’s County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

149246 (3-27,4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE DIANE JORDAN

Notice is given that Rudolph Jordan, whose address is 8911 Trowbridge Pl, Fort Washington, MD 20744-3273, and Chantel Jordan, whose address is 8760 Courtney Dr, Waldorf, MD 20603-4985, were on January 31, 2025 appointed Co-Personal Representatives of the estate of Rose Diane Jordan, who died on June 24, 2024 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 31st day of July, 2025.

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.

RUDOLPH JORDAN
CHANTEL JORDAN
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. 136157
149346 (4-3-4-10-4-17)

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

**In The Estate Of:
BESSIE V CLARK**
Estate No.: 133845

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Victoria M. Clark for judicial probate of the will dated May 18, 2024 and for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 29, 2025 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

149318 (4-3,4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELMA GADSON

Notice is given that Yolanda Thorpe, whose address is 5231 Hil Mar Drive, District Heights, MD 20747, was on April 1, 2025 appointed Personal Representative of the estate of Elma Gadson, 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 (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 1st day of October, 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.

YOLANDA THORPE
Personal Representative

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

Estate No. 136850
149417 (4-10-4-17-4-24)

LEGALS

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

**IN THE MATTER OF THE
PETITION OF:
FOR THE ADOPTION OF A
PERSON**
AIRRYIS A.

Adoption No. C-16-FM-23-005705

To: **UNKNOWN**, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George’s County, Adoption No. **C-16-FM-23-005705**. All persons who believe themselves to be the parent of a Male child born on August 22, 2019, in Clark County, Nevada, to **DARAESHA MARIE JOANN DAVIS**, birth date January 01, 1996, shall file a written response. A copy of the show cause order may be obtained from the Clerk’s Office at the Circuit Court for Prince George’s County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206.

If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George’s County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

149354 (4-3,4-10,4-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HERBERT STANBACK SR

Notice is given that Herbert Stanback Jr, whose address is 3606 Riviera St, Temple Hills, MD 20748, was on February 4, 2025 appointed Personal Representative of the estate of Herbert Stanback Sr, who died on December 26, 2023 without a will.

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

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

HERBERT STANBACK 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. 136084
149418 (4-10-4-17-4-24)

LEGALS

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

**In The Estate Of:
LYDIA ELIZABETH LATNEY**
Estate No.: 128238

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **May 6, 2025 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

149321 (4-3,4-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY MIXON
AKA GREGORY HOWARD MIXON SR, GREGORY H MIXON

Notice is given that Jennie Mixon, whose address is 6114 85th Ave, New Carrollton, MD 20784-2869, was on December 9, 2024 appointed Personal Representative of the estate of Gregory Mixon, who died on August 25, 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 June, 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

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

7314 LOIS LANE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated August 17, 2020 and recorded in Liber 44023, Folio 9, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$324,291.00, and an interest rate of 3.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 22, 2025 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 \$30,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

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

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

149350(4-3,4-10,4-17)

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
4011 Quintana Street, Hyattsville, Maryland 20782-2115

By virtue of the power and authority contained in a Deed of Trust from SUSIE M. CANADA and GARY LYLES, dated May 29, 2009 and recorded in Liber 30698 at Folio 136 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, APRIL 25, 2025 AT 3:00 P.M.

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

Being known and designated as Lot numbered Thirteen (13) being part of the property described in a plat of Resubdivision entitled Lots 10-13 Block Lettered “B”, W.C. Jenkins subdivision of Lots 12-16 in block 5 of Nichol’s Addition to Hyattsville as per plat thereof recorded in Plat Book NLP 129 at Plat 56 among the Land Records of Prince George’s County, Maryland. The improvements thereon being known as NO. 4011 Quintana Street, Hyattsville, Maryland. The improvements thereon being known as NO. 4011 Quintana Street, Hyattsville, Maryland.

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 4.750% 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

149270(4-10,4-17,4-24)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 9, 2009, a certain Deed of Trust was executed by Clara L. McNeil, and Joyce McNeil, Special Administrator for the Estate of Clara L. McNeil as Grantor(s) in favor of Prosperity Mortgage Company as Beneficiary, and George Ballman as Trustee(s), and was recorded on February 25, 2009, in Book 30394, Page 503 in the Office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated January 24, 2020, and recorded on January 29, 2020, in Book 43124, Page 259, in the office of the Land Records for Prince George’s County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on January 21, 2025, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of March 20, 2025 is \$282,444.95; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary’s designation of me as Foreclosure Commissioner, notice is hereby given that on April 29, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises (“Property”) will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 6902 Adel Street, Capitol Heights, MD 20743
Tax ID: 18-1989904

The sale will be held at the courthouse entrance for the Circuit Court for Prince George’s County, Maryland.

The Secretary of Housing and Urban Development will bid \$282,444.95.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$28,500.00 in the form of a certified check or cashier’s check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$28,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier’s check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier’s check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier’s check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner’s attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier’s check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: March 21, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT A

Lot numbered Fifteen (15) in Block lettered “C”, in the subdivision known as “PLEASANT HILLS”, as per plat duly recorded in Plat Book BB 15, plat no. 98, among the Land Records of Prince George’s County, Maryland.

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

149438(4-10,4-17,4-24)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2025-01 –
Homestead Property Tax Credit and Local Supplement to the
State Homeowners’ Property Tax Credit

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2025-1 Homestead Property Tax Credit and Local Supplement to State Homeowners’ Property Tax Credit on March 24, 2025. The title of the Ordinance, which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends certain portions of the City’s Homestead Property Tax Credit and Local Supplement to the State Homeowners’ Property Tax Credit.

The Ordinance is effective on April 13, 2025. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2025-01in its entirety, contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

149299(4-3,4-10)

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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
DAYNA MARIE DEMBER

Notice is given that Sharisa Mullins, whose address is 99 Blair Alley SW, Apt. 772, Washington, DC 20024, was on March 31, 2025 appointed Personal Representative of the estate of Dayna Marie Dember who died on August 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 30th day of September, 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.

SHARISA MULLINS
Personal Representative

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

Estate No. 135372
149425(4-10,4-17,4-24)

ORDER OF PUBLICATION

Wright Properties, LLC

Petitioner,

v.

Juran Johnson

And

Prince George’s County Maryland (for Maryland Annotated Code 14-836(b)(1)(v) purposes only)
Serve: Rhonda L. Weaver

County Attorney

1301 McCormick Drive
Suite 4100
Largo, MD 20774

And

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY: 0000 62ND Ave. Capitol Heights, MD 20743, Parcel No. 18-2114700

And

UNKNOWN OWNERS OF THE PROPERTY: 0000 62ND Ave. Capitol Heights, MD 20743, Parcel No. 18-2114700

The unknown owner’s heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendants.

**In the Circuit Court for
Prince George’s County**

Case No.: C-16-CV-25-001863

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

All that property in Prince George’s County described as: Tax Account Number: 18-2114700; Pt Lot 27 7,500.0000 Sq.Ft. Mt Weissner Assmt \$45,700 Lib 44663 Fl 332 and assessed to Johnson Juran.

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

It is thereupon this 7th day of April, 2025, by the Circuit Court for Prince Georges County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 10th day of June 2025, and redeem the property with Parcel Identification Number 18-2114700 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149447(4-10,4-17,4-24)

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1932

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 22, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 22, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION (M-NCPPC) PROPOSED FISCAL YEAR 2026 OPERATING AND CAPITAL BUDGETS AND THE M-NCPPC CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026-2031

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

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs, III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

149440 (4-10,4-17)

COUNTY COUNCIL HEARING

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

TUESDAY, APRIL 22, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, April 22, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individual as the District 4 representative on the Prince George’s County Board of Education:

Ms. Aimee Olivo Appointment
Replacing: Ms. Shayla Adams-Stafford
Term Expiration: 2028

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

149441 (4-10,4-17)

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2009	Audi	A4	WAULF78K79N035335
2015	Nissan	Altima	1N4AL3AP6FC585575
2010	Nissan	Altima	1N4AL2AP5AN517226
2010	Audi	A4	WAUBFAFL4AN040677
2010	Audi	A4	WAUBFAFL9AN022420
1994	Ford	F	1FDLF47M9REA29195
1989	Toyota	Celica	JT5T62K3K7347667
2011	Hyundai	Sonata	5NPEB4AC2BH018120
2023	Fengyuan	Roma	H0DTAEFN8PX050347
2016	Chevrolet	Impala	2C1145S39G9131028

149442 (4-10)

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: 4/18/2025.

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					
2019	NISSAN	ROGUE			JN8AT2MV5KW373102
2000	MERCURY	SABLE	TX	6013D50	1MEFM5555YG602061
ANDREWS AUTO TOWING RECOVERY AND HAULING 2907 SUITE A RICHIE ROAD DISTRICT HEIGHTS, MD 20747 301-773-7535					
2011	LINCOLN	MKZ	MD	8GC4512	3LNHL2JC6BR755313
2012	TOYOTA	COROLLA	MD	3FA2611	2T1BU4EEXCC870857

CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500					
1998	CHEVROLET	C6	DE	CL85420	1GDJ6H1C3XJ520025
2015	UTILITY TRAILER	TRAILER	ME	5059110	1UYVS2533FU282040
2000	TRAILER	TRAILER	VA	497795TL	787064847003

HANNAN AUTO AND TOWING 11508 EAST MAPLE AVE BELTSVILLE, MD 20705 301-937-1937					
2013	LAND ROVER	EVOQUE			SALVP2BG9DHF821962

J & J TOWING 8545 DELANO ROAD CLINTON, MD 20735 301-568-3284					
2011	BMW	328I			WBAPK5G54BNN31860

J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065					
2007	FORD	FUSION			1D7HU18297S117051
1989	CHEVROLET	ASTRO	MD	2CD1216	1GNDM15Z8KB144297
2005	CHEVROLET	COLORADO	MD	16154Z	1GCCS136058151250
1996	FORD	E-150			1FDEE14N7THA28513
1972	BUICK	ELECTRA	MD	3522Z5	4U39T2H426756

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739					
1998	LEXUS	LS400	MD	7735Z0	JT8BH28FXW0120109
2007	HONDA	PILOT			5FNYP18687B029063

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-4133					
2014	TOYOTA	CAMRY	VA	TEH8547	4T1BD1FK0EU105323

PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222					
2012	FORD	E350	MD	76520CJ	1FAHP3H24CL473558
1995	FORD	E-350			1FDKE30F6SHC00736
2006	FORD	FUSION			3FAHP08156R130110
2008	SUBARU	IMPREZA	DE	139945	JF1GE61658H521773

ABANDONED BOAT WHITE/GRAY BOAT WITH BLACK STRIPES FILLED WITH TRASH AND DEBRIS LOCATION: 13200 N KEYS RD, BRANDYWINE, MD 20613					
--	--	--	--	--	--



ABANDONED CAMPER WHITE CAPER WITH BLUE AND BROWN STRIPES AND PINK LETTERS PREVIOUSLY DE' GLAM SHOPPE MOBILE SALON LOCATION: 12900 – 13101 GALLAHAN ROAD, CLINTON, MD 20735					
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149450 (4-10)

The Prince George’s Post

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

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LEGALS

PUBLIC NOTICE

Date: April 10, 2025

REQUEST FOR PROPOSALS (“RFP”) – COMMERCIAL VEHICLE PARKING LOT DEVELOPMENT (RFP No. RA-CVP-04-2025)

The Revenue Authority of Prince George’s County is accepting proposals from qualified firms to develop up to two commercial vehicle parking lots in Prince George’s County, Maryland. Complete instructions are contained in the RFP, which is available online at <https://www.princegeorgescountymd.gov/departments-offices/revenue-authority/solicitations>.

Any questions concerning this RFP should be directed to: RVA-CVP@co.pg.md.us.

149446 (4-10)

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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: 4/15/2025.

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

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739					
2006	MERCEDES	BENZ	MD	7EKH28	WDBUF56J96A963865
2013	FORD	TRANSIT	DC	GN7490	NM0LS7DN1DT130621
2016	HONDA	CIVIC	VA	TXU8566	2HGF2F57GH550660
1999	TOYOTA	SOLARA	VA	TRX9471	2T1CF22P5XC235303
1998	VOLVO	S90			YV1KS960XW1140794
2002	GMC	YUKON			3GKFK16Z72G359574
2002	NISSAN	ALTIMA	VA	UFX3844	1N4AL11D22C165512
2003	BMW	325CI	VA	TWR6439	WBABN33473PG60106
2011	BMW	535I	MD	6EW9018	WBAFU7C5XBC874059
2005	DODGE	JOURNEY	VA	TJA2241	3C4PDDDBGXD7614793

PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707 301-210-6222					
1999	GMC	SAVANA	VA	TPV6430	1GTFG25M1X1068972
2010	JEEP	WRANGLER MD		9FC4402	1J4BA5H17AL179941
2003	GMC	SAVANA	DC	JD7639	1CTGG25VX31147919
2012	NISSAN	VERSA	MD	TES4025	3N1BC1CP8CL377958
2003	HONDA	ACCORD		5Z7988	1HGGM56603A034210

149449 (4-10)

LEGALS



PUBLIC NOTICE OF SIGNIFICANT INDUSTRIAL USER
POLLUTION VIOLATION(S)

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

During the 2024 evaluation period (October 2023 through December 2024), the following industrial users were found to be in significant noncompliance (SNC), as defined in 40 CFR 403.8(f)(2)(viii), with the United States Environmental Protection Agency’s National Pretreatment Standards and/or WSSC's Industrial and Special Waste Regulations.

Brown Station Road Sanitary Landfill (3500 Brown Station Road, Upper Marlboro, MD 20774) failed to notify WSSC within 24 hours of becoming aware of a violation. This violation constitutes SNC for failure to accurately report non-compliance during the April 2024 through September 2024 evaluation period. Enforcement Actions included a Notice of Violation (NOV) and a Compliance Directive.

Metro Plating and Polishing Group Inc. (4110 Howard Avenue, Kensington, MD 20895) violated the permitted monthly average discharge limitation for Cyanide for the month of September 2024. This violation constitutes Technical Review Criteria (TRC) SNC during the April 2024 through September 2024 evaluation period. In addition, Metro Plating and Polishing Group Inc. failed to notify WSSC within 24 hours of becoming aware of a violation. This violation constitutes SNC for failure to accurately report non-compliance during the April 2024 through September 2024 evaluation period. Enforcement Actions included an NOV, a Compliance Directive, and additional monitoring. Compliance status is pending as of the publication date.

WMATA (Greenbelt Rail Yard) (5801 Sunnyside Avenue, Beltsville, MD 20705) violated the permitted special agreement daily maximum limitation for Molybdenum on August 21, 2024 and August 22, 2024. This violation constitutes TRC SNC during the April 2024 through September 2024 evaluation period. Enforcement Actions included an NOV and additional monitoring. The industry has returned to compliance for Molybdenum.

149448 (4-10)

LEGALS

TOWN OF BRENTWOOD, MARYLAND
PUBLIC NOTICE

“COLLECTION OF OUTSTANDING PENALTIES; FEES FOR
STOP SIGN MONITORING SYSTEMS”

FOR the purpose of adding certain language and fees in Chapter 305 (Vehicles and Traffic), Article IX “Stop Sign Monitoring Systems” by adding section 305-51 PENALTIES: FEES under Article IX of the Town code. Providing that fees and fines owed to the Town that remain unpaid and outstanding after 30 days may, in the Town’s sole discretion and to the extent permitted by law, be referred to a collection agency or an attorney for collection and reporting to a major credit bureau per State and Federal law; providing that an additional fee for collections shall be accessed for debtors whose accounts are referred to collection shall not exceed thirty-five percent (35%) or total amount owed to the Town; and providing that the Town may, in its sole discretion, alternatively or further elect to file a civil suit against the debtor to recover the delinquent sums due and owing.

BY adding to Chapter 305 – VEHICLES AND TRAFFIC ARTICLE IX “Stop Sign Monitoring Systems” Section 305-51 PENALTIES; FEES

149370 (4-10,4-17)

LEGALS

TOWN OF BRENTWOOD, MARYLAND
PUBLIC NOTICE

“COLLECTION OF OUTSTANDING PENALTIES; FEES FOR
SPEED CAMERA AND RED-LIGHT CAMERA
ENFORCEMENT PROGRAMS”

FOR the purpose of repealing, amending, and re-enacting certain language and fees in Chapter 305 (Vehicles and Traffic), Article VI “Speed Camera Enforcement Program” by repealing, amending, and re-enacting 305-49 PENALTIES; FEES AND Article VII “Red Light Camera Enforcement Program” by repealing, amending, and re-enacting 305-53 PENALTIES; FEES of the Town code. Providing that fees and fines owed to the Town that remain unpaid and outstanding after 30 days may, in the Town’s sole discretion and to the extent permitted by law, be referred to a collection agency or an attorney for collection and reporting to a major credit bureau per State and Federal law; providing that an additional fee for collections shall be accessed for debtors whose accounts are referred to collection shall not exceed thirty-five percent (35%) or total amount owed to the Town; and providing that the Town may, in its sole discretion, alternatively or further elect to file a civil suit against the debtor to recover the delinquent sums due and owing.

BY amending Chapter 305 – VEHICLES AND TRAFFIC ARTICLE VI “Speed Camera Enforcement Program” Section 305-49 PENALTIES; FEES

AND

BY amending Chapter 305 – VEHICLES and TRAFFIC ARTICLE VII “Red Light Camera Enforcement Program” Section 305-53 PENALTIES; FEES

149371 (4-10,4-17)

LEGALS

TOWN OF BRENTWOOD, MARYLAND
PUBLIC NOTICE

“AMENDING CHAPTER 305 – VEHICLES AND TRAFFIC FOR
THE COLLECTION OF OUTSTANDING PENALTIES; FEE”

FOR the purpose of amending Chapter 305 (Vehicles and Traffic) by adding a new Section 305-60 providing that fees and fines owed to the Town that remain unpaid and outstanding after 30 days may, in the Town’s sole discretion and to the extent permitted by law, be referred to a collection agency or an attorney for collection and reporting to a major credit bureau per State and Federal law; providing that an additional fee for collections shall be assessed for debtors whose accounts are referred to a collection agency or an attorney for collection; providing that such additional fee for collection shall not exceed thirty-five percent (35%) or total amount owed to the Town; and providing that the Town may, in its sole discretion, alternatively or further elect to file a civil suit against the debtor to recover the delinquent sums due and owing.

BY amending Chapter 305 – VEHICLES AND TRAFFIC adding new section 305-60 – PENALTIES; FEES Code of the Town of Brentwood, Maryland

149372 (4-10,4-17)

LEGALS

CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC HEARING
MONDAY, MARCH 31, 2025

Charter Amendment Resolution No. CA-25-01

A CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF SEAT PLEASANT ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF SEAT PLEASANT BY ANNEXING INTO THE COPORATE LIMITS OF THE CITY OF SEAT PLEASANT LANDS CONTIGUOUS AND ADJOINING TO THE CITY’S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS PRINCE GEORGE’S FIRE DEPARTMENT STATION, CONSISTING OF APPROXIMATELY 2.52 ACRES OF LAND IN TOTAL LOCATED GENERALLY AS PRINCE GEORGE’S FIRE DEPARTMENT STATION.

Charter Amendment Resolution No. CA-25-02

A CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF SEAT PLEASANT ENLARGING THE CORPORATE BOUNDARIES OF THE CITY OF SEAT PLEASANT BY ANNEXING INTO THE COPORATE LIMITS OF THE CITY OF SEAT PLEASANT LANDS CONTIGUOUS AND ADJOINING TO THE CITY’S EXISTING CORPORATE BOUNDARIES PROPERTY COMMONLY KNOWN AS ADDISON ROAD – SEAT PLEASANT METRO AND CENTRAL HIGH SCHOOL, CONSISTING OF APPROXIMATELY 79.65 ACRES OF LAND IN TOTAL LOCATED GENERALLY CENTRAL AVENUE ADDISON ROAD – SEAT PLEASANT METRO AND CENTRAL HIGH.

The amendments to the Charter contained in the Charter Amendment Resolution will become effective on May 15th, 2025, subject to the provisions of Article 23A, Section 13 of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before May 15th, 2025. The Resolution shall be posted and can be viewed in its entirety on the city’s website, or at City Hall (address below).

Copies of this legislation are also available from the Office of the City Clerk at:

Seat Pleasant City Hall
6301 Addison Rd.
Seat Pleasant, MD 20743

149373 (4-10,4-17,4-24,5-1)

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Call 301-627-0900 Today!

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff, vs.

DORIAN G THOMPSON Prince George’s County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9009 MAGNOLIA AVE, LANHAM, MD 20706, Parcel No. 20-3203494,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9009 MAGNOLIA AVE, LANHAM, MD 20706, Parcel No. 20-3203494, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-25-001441

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 20-3203494 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:

9,758.0000 SQ FT MAGNOLIA ESTATE LOT 6

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

It is thereupon this 24th day of March, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of May, 2025, and redeem the property with Parcel Identification Number 20-3203494 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

149298 (4-3,4-10,4-17)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAMIAN F WILLIAMS

Notice is given that Sherrane Williams, whose address is 6519 Landover Rd Apt 203, Cheverly, MD 20785-1424, was on March 17, 2025 appointed personal representative of the small estate of Damian F Williams, who died on February 6, 2025 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.

SHERRANE WILLIAMS Personal Representative

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

Estate No. 136670

149375 (4-10)

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ORDER OF PUBLICATION

Tower Db Xiii Trust 2023-1 c/o James F. Truitt, Jr. Plaintiff 20 East Timonium Road, Suite 100 Timonium, Maryland 21093

v.

Stephen H. Clark Terri L. Clark Michael P. Hollander, Trustee Cohen Siegel Investors, LLC

11308 INDIAN HEAD HWY.

and

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

and

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

11308 Indian Head Hwy., Fort Washington, MD 20744, 5th (fifth) Election District, described as follows: All that lot of land and imps. 18.4300 ACRES & IMPS ASSMT \$453,567 MAP 132 GRID B1 PAR 008 LIB 05461 FL 537 AND ASSESSED TO CLARK, STEPHEN H & TERRI L.

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY IN EQUITY Case Number: C-16-CV-25-000135

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 11308 Indian Head Hwy., Fort Washington, MD 20744 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

all that lot of land and imps. 18.4300 ACRES & IMPS ASSMT \$453,567 MAP 132 GRID B1 PAR 008 LIB 05461 FL 537 AND ASSESSED TO CLARK, STEPHEN H & TERRI L.

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

It is thereupon this 31st day of March, 2025, by the Circuit Court for Prince George’s County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 3rd day of June, 2025, and redeem the property 11308 Indian Head Hwy., Fort Washington, MD 20744 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff’s title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

149368 (4-10,4-17,4-24)

Rick Todd 5850 Waterloo Road, Suite 140 Columbia, MD 21045 443-720-7500

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALAN WYNN WATSON

Notice is given that Al’Tiana Manning, whose address is 258 Coby Ln, Richmond Hill, GA 31324, was on March 14, 2025 appointed Personal Representative of the estate of Alan Wynn Watson who died on August 31, 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 14th day of September, 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.

ALTIANA MANNING Personal Representative

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

Estate No. 136269

149255 (3-27,4-3,4-10)

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff vs.

LINDA CHARAE, CALIBER HOME LOANS, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., RUTH W GARNER, TRUSTEE, SIGNATURE CLUB HOME-OWNER’S ASSOCIATION, INC., PRINCE GEORGE’S COUNTY, MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 16605 ANEGADA DR

AND

Unknown Owner of the property 16605 ANEGADA DR described as follows: Property Tax ID 05-5657875 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-001010

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

1,719.0000 Sq.Ft. & Imps. Signature Club At Lot 235, Assmt \$354,400 Lib 48728 Fl 055, and assessed to Charaf Linda.

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

It is thereupon this 24th day of March, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 18th day of April, 2025, warning all persons interested in the property to appear in this Court by the 27th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

149242 (3-27,4-3,4-10)

LEGALS

Dalia Alezra, Esq. 124 South Street, Suite 1 Annapolis, Maryland 21401 410-268-9246

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMAN MASON

Notice is given that Martha Summers, whose address is 16141 Parklawn Place, Bowie, Maryland 20716, was on March 14, 2025 appointed Personal Representative of the estate of Herman Mason who died on November 8, 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 14th day of September, 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.

MARTHA SUMMERS Personal Representative

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

Estate No. 135535

149256 (3-27,4-3,4-10)

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff vs.

HELEN I OGBU, FREEDOM MORTGAGE CORPORATION, ALEX G. WISH, TRUSTEE, JERRY BERRY, TRUSTEE, GLENN DALE COMMONS PHASE 2 HOMEOWNERS ASSOCIATION, INC., MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., PRINCE GEORGE’S COUNTY, MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 10530 JOHN GLENN ST, #215

AND

Unknown Owner of the property 10530 JOHN GLENN ST, #215 described as follows: Property Tax ID 14-5730783 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY CASE NO.: C-16-CV-25-001521

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

1.0000 Sq.Ft. & Imps. Glenn Dale Commons, Ph 2 Condo II Ph 8 Bldg 8 Unit 215, Assmt \$355,567 Lib 48578 Fl 238, and assessed to Ogbu Helen I. 14 5730783, 010530 John Glenn St, Lanham Md 20706

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

It is thereupon this 24th day of March, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 18th day of April, 2025, warning all persons interested in the property to appear in this Court by the 23rd day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

149287 (3-27,4-3,4-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM PROCTOR JR

Notice is given that Robyn Proctor, whose address is 6453 Porpoise Court, Waldorf, MD 20603, was on March 17, 2025 appointed Personal Representative of the estate of William Proctor Jr, who died on March 24, 2020 without a will.

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

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

ROBYN PROCTOR Personal Representative

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

Estate No. 136544

149272 (3-27,4-3,4-10)

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