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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT LEE WILLIS JR

Notice is given that Linda Jean Gibson, whose address is 4611 Wheeler Rd, Oxon Hill, MD 20745-3761, was on April 28, 2025 appointed personal representative of the small estate of Robert Lee Willis Jr, who died on November 16, 2024 without a will.

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

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

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

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

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

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

> LINDA JEAN GIBSON Personal Representative

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

Estate No. 137210 149570 (5-8)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLIFTON HAWKINS

Notice is given that Sondra Fielder, whose address is 3303 Tinkers Branch Way, Fort Washington, MD 20744, was on November 7. 2024 appointed personal represen-tative of the small estate of Clifton Hawkins, who died on December 12, 2022 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative 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 provided by law, is unenforceable thereafter. within that time, or any extension

> SONDRA FIELDER Personal Representative

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

Estate No. 133250 149571

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLIFTON EUGENE THOMAS

Notice is given that Windy Wallin, whose address is 826 Elmhurst Road, Severn, MD 21144, was on October 3, 2022 appointed personal representative of the small estate of Clifton Eugene Thomas, who died on January 30, 2022 without a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister 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.

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

WINDY WALLIN Personal Representative

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

Estate No. 126775 149572

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEFFREY DEWAYNE COLEMAN

Notice is given that Annie P Drakeford, whose address is 7757 Burnside Road, Hyattsville, MD 20785, was on December 29, 2014 appointed personal representative of the small estate of Jeffrey Dewayne Coleman, who died on September 18, 2014 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

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

ANNIE P DRAKEFORD Personal Representative

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

Estate No. 98569 149573 (5-8)

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BOYD MOSES**

Notice is given that Alicia Armstrong, whose address is 7204 Allentown Rd, Fort Washington, MD 20744-1009, was on March 4, 2025 appointed Personal Representative of the estate of Boyd Moses who died on March 2, 2024 with a will.

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

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

ALICIA ARMSTRONG Personal Representative

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

(5-8,5-15,5-22)

Estate No. 136020

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WERNER STENZEL

Notice is given that Eva Stenzel, whose address is 9540 Elvis Ln, Lanham, MD 20706-3309, was on April 15, 2025 appointed Personal Representative of the estate of Werner Stenzel 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 15th day of October, 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 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.

EVA STENZEL Personal Representative

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

Estate No. 136867 149580 (5-8,5-15,5-22)

LEGALS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DELORES BRILEY MONTGOMERY**

Notice is given that Michael D Montgomery, whose address is 24360 Widgeon Place 7, Saint Michaels, MD 21663, was on April 24, 2025 appointed Personal Representative of the estate of Delores Briley Montgomery who died on March 7, 2025 with a will.

Further information can be obthe office of the Register of Wills or by contacting the personal represen-

tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file neir objections with the Register of Wills on or before the 24th 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 under-signed on or before the earlier of the following dates:

(1) Six months from the date of the

(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 D MONTGOMERY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 137049

149581

(5-8,5-15,5-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Rajeev K Sharma, whose address is 15511 Orchard Run Drive, Bowie, MD 20715, was on April 25, 2025 appointed Personal Representative of the estate of Kedar Nath Sharma who died on March 16, 2025 with a will.

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

tained from the Register of Wills. RAJEEV K SHARMA

Personal Representative

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

(5-8,5-15,5-22) 149582

KEDAR NATH SHARMA

Further information can be obthe office of the Register of Wills or by contacting the personal represen-tative or the attorney.

Wills on or before the 25th day of October, 2025.

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

(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-

Cereta A. Lee

Estate No. 137007

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

ELMER LEON RODDY Notice is given that Natasha Lundy, whose address is 1620 Colonial Oak Court, Huntingtown, MD 20639, was on April 28, 2025 ap-pointed Personal Representative of the estate of Elmer Leon Roddy who died on March 4, 2025 with a will.

Further information can be obthe 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 October, 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

(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.

NATASHA LUNDY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 136999

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVELYN L JOHNSON**

Notice is given that Marc A Johnson, whose address is 6920 Temple Hill Rd, Temple Hills, MD 20748-5208, was on April 28, 2025 appointed Personal Representative of the estate of Evelyn L Johnson who died on September 2, 2024 with a

Further information can be obthe office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 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

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

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

MARC A JOHNSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 135694

149584 (5-8,5-15,5-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT D THOMAS

Notice is given that James D Thomas, whose address is 4553 Hemlock Cone Way, Ellicott City, MD 21042-5937, was on April 29, 2025 appointed Personal Representative of the estate of Robert D Thomas who died on March 25, 2025 with a

Further information can be obthe office of the Register of Wills or by contacting the personal represen-

All persons having any objection

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

their objections with the Register of

Wills on or before the 29th day of October, 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 undersigned on or before the earlier of the

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

(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.

JAMES D THOMAS

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

149585

Personal Representative CERETA A. LEE

> Estate No. 137214 (5-8,5-15,5-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF
MILAGROS L DASILVA Notice is given that JEAN-PAUL DASILVA, whose address is 25464 Allston Lane, Hollywood, MD 20636, was on April 18, 2025 appointed Personal Representative of the estate of MILAGROS L DASILVA, who died on March 19, 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 18th 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.

JEAN-PAUL DASILVA Personal Representative

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

(5-8,5-15,5-22) 149590

Estate No. 137097

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(5-8,5-15,5-22)

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED MAGGIE M WILLIAMS

Notice is given that LATARAVIA ROBINSON, whose address is 1311 Cougar Ln, Capitol Heights, MD 20743-1011, was on April 9, 2025 appointed Personal Representative of the estate of Maggie M Williams, who died on February 25, 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 9th day of Oc-

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

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

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

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

> LATARAVIA ROBINSON Personal Representative

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

Estate No. 136960 149517 (4-24,5-1,5-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN ELLA SHORTER

Notice is given that Ronald P Walls Sr, whose address is 52 Junction B Street 631, Ellsworth, PA 15331, was on April 11, 2025 appointed Personal Representative of the estate of Joan Ella Shorter, who died on March 4, 2025 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of October, 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 undersigned, on or before the earlier of the following dates:

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

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

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

RONALD P WALLS 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. 137011 149518 (4-24,5-1,5-8)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES F BYRUM

Notice is given that James D Byrum, whose address is 12804 Brunswick Ln, Bowie, MD 20715, was on April 22, 2025 appointed Personal Representative of the estate of James F Byrum who died on April 2, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd 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. Ćlaim forms may be obtained from the Register of Wills.

JAMES D BYRUM Personal Representative

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

Estate No. 137141 149540 (5-1,5-8,5-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSEPH GRAY**

Notice is given that Carl Crews, whose address is 7710 Allentown Farm Ct, Fort Washington, MD 20744-1160, was on October 8, 2024 appointed Personal Representative of the estate of Joseph Gray who died on September 11, 2024 with a

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

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

CARL CREWS Personal Representative

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

Estate No. 135046 149541 (5-1,5-8,5-15)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVELYN WALKER BRACHT

Notice is given that Peggy Mc-Cann, whose address is 12728 Brunswick Ln, Bowie, MD 20715, was on April 11, 2025 appointed Personal Representative of the estate of Evelyn Walker Bracht, who died on August 12, 2024 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 11th 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 under-signed, on or before the earlier of the following dates:

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

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

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

PEGGY MCCANN Personal Representative

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

Estate No. 135158

(4-24,5-1,5-8) 149513

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Shaun A

Spinks, whose address is 6449 Hil-

Mar Drive Apt. 201, Forestville, MD 20747, was on April 15, 2025 ap-pointed Personal Representative of

the estate of Barry Spinks, who died on March 14, 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 represen-

All persons having any objection

bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 15th day of

Any person having a claim against

the decedent must present the claim

to the undersigned personal representative or file it with the Register

of Wills with a copy to the under-

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

(1) Six months from the date of the

(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.

Personal Representative

SHAUN A SPINKS

IN THE ESTATE OF

tative or the attorney.

October, 2025.

decedent's death; or

BARRY SPINKS

LEGALS

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIE FRANK JR

Notice is given that Robin R. Frank-Brooks, whose address is 209 Yale Drive, Alexandria, VA 22314, was on April 15, 2025 appointed Personal Representative of the estate of Willie Frank Jr who died on August 23, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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.

ROBIN R. FRANK-BROOKS Personal Representative

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

Estate No. 136668

149505 (4-24,5-1,5-8)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF GERALD KAHN

Notice is given that Lawrence Kahn, whose address is 7740 Donegal Dr. SE, Huntsville, AL 35802, was on April 9, 2025 appointed Personal Representative of the estate of Ger-ald Kahn who died on January 7, 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.

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of October, 2025.

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

LAWRENCE KAHN Personal Representative

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

Estate No. 136707 149506 (4-24,5-1,5-8)

TO ALL PERSONS INTERESTED

All persons having any objection

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

(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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUCILLE H CRAVEN

Notice is given that Quincy I Craven, whose address is 9301 Loughran Rd, Fort Washington, MD 20744-6814, was on April 9, 2025 appointed Personal Representative of the estate of Lucille H Craven who died on June 23, 2024 with a will.

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

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 Oc-Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

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

QUINCY I CRAVEN Personal Representative

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

Estate No. 136099 149508 (4-24,5-1,5-8)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROL ANN RIVERS

Notice is given that Yolanda Anderson, whose address is 4908 Rocky Spring Lane, Bowie, MD 20715, was on April 11, 2025 appointed Personal Representative of the estate of Carol Ann Rivers who died on March 30, 2025 with a will.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

Further information can be ob-

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 11th 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

signed on or before the earlier of the following dates: (1) Six months from the date of the

of Wills with a copy to the under-

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-

YOLANDA ANDERSON Personal Representative

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

149509

Upper Marlboro, MD 20773-1729 Estate No. 136928

tained from the Register of Wills.

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

UPPER MARLBORO, MD 20773-1729 Estate No. 136955

(4-24,5-1,5-8)

(4-24,5-1,5-8)149515

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HELEN PAVLIK JANOWIAK

Notice is given that John M Janowiak, whose address is 6108 Harley Ln, Temple Hills, MD 20748-3856, was on April 14, 2025 appointed Personal Representative of the estate of Helen Pavlik Janowiak who died on January 19, 2025 with a

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

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

JOHN M JANOWIAK Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 136765 (4-24,5-1,5-8)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
OLALEYE BERNARD OLANIYAN AKA: BERNARD O OLANIYAN

Notice is given that Esther Adetola, whose address is 5112 Dominica Ln, Keller, TX 76244-2070, was on February 24, 2025 appointed Personal Representative of the estate of Olaleye Bernard Olaniyan, who died on June 4, 2024 without a

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

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 count to the reader of Wills with a copy to the under signed, on or before the earlier of the following dates:

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

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

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

ESTHER ADETOLA

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

149519

Upper Marlboro, MD 20773-1729 Estate No. 134947

(4-24,5-1,5-8)

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on May 22, 2025, will be heard on July 22, 2025. Those licenses are:

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

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, June 11, 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 BOLC's website the BULU'S website at http://bolc.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

Terence Sheppard Director May 2, 2025

149595 (5-8,5-15)

WANTED: Your Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

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

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

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

You must reclaim these vehicles by: 5/19/2025.

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

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

2007 TRAILER 1996 WELLCRAFT

KEYSTONE BOAT DC 1632C 4YDT32B257S632518 XKBAKE50C500596

ABANDONED BOAT WHITE BOAT WITH BLUE STRIPE BLUE LETTERS: WELLCRAFT **ID NUMBER: DC1632C** LOCATION 7905 BELLEFONTE LN, CLINTON MD



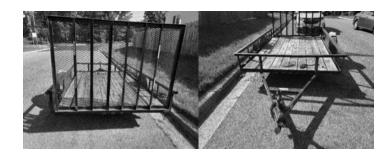
ANDREWS AUTO TOWING RECOVERY AND HAULING 2907 SUITE A RICHIE ROAD **DISTRICT HEIGHTS, MD 20747** 301-773-7535

2019 CARRY-ON

TRAILER

4YMBU1016KV041313

ABANDONED TRAILER METAL/WOOD BLACK CARRY-ON TRAILER LOCATION 6905 LOCH RAVEN, CAMP SPRING MD



CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY **BOWIE, MARYLAND 20716** 301-390-9500

2014	FORD	MOTORHOME	MD	30070CM	1F65F5DY7E0A09886
2005	FORD	E350	VA	UEE5347	1FDWE35LX5HB05164
1995	GMC	SIERRA	CA	3LP0NC3	1GTEC14Z4SZ557441
2007	TRAILER	WABASH	VA	267021TM	1JJV532W37L009334
2014	NISSAN	ALTIMA	VA	TKR2410	1N4AL3APXEC400023
2010	NISSAN	TITAN			1N6AA0EC1AN309935
2010	NISSAN	TITAN			1N6AA0EC1AN309935
2010	CHRYSLER	300	VA	TFB8493	2C3CA5CV9AH209477
1996	HONDA	CIVIC	MD	6DY9318	2HGEJ6576TH509992
2015	INTERNATION	JALLF687			3HSDJAPR2FN658449
2010	NISSAN	VERSA		1DZ5816	3N1BC1AP0AL466388
2002	MERCEDES	MERCEDES	VA	TRT5242	4JGAB75E62A333615
	-BENZ	-BENZ			
2017	TRAILER	CARRY-ON	VA	475351TM	4YMBU1623HG050466
2001	KAWASAKI	CONCOURS	3		JKAZGCA191B515896
1997	LEXUS	ES300			JT8BF22G0V0034166

HANNAN AUTO AND TOWING 11508 EAST MAPLE AVE BELTSVILLE, MD 20705 301-937-1937

2000 CHEVROLET SILVERADO

2016 CHEVROLET MALIBU

2GCEC19V6Y1155654 MD 5FE3645 1G1ZE5STXGF274254

ABANDONED CAMPER WHITE CAMPER WITH BROWN STRIPES BLAK LETTERS: MALLARD LOCATION 7905 BELLEFONTE LN, CLINTON MD





J & J TOWING 8545 DELANO ROAD CLINTON, MD 20735 301-568-3284

2005 GMC 2018 MERCEDES -BENZ

YUKON XL MD 8AS1317 1GKFK66U65J245148 GLA-CLASS MD 9ET3032 WDCTG4GB7JJ465906

J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065

2017	VOLKSWAGEN	JETTA	MD	5EK8109	3VW2B7AJ6HM23628
2018	GMC	ACADIA	MD	6ET0458	1GKKNMLS3JZ146263
2013	INFINITI	JX35	GA	S2137901	5N1AL0MM2DC30675
1999	INFINITI	QX4	VA	JGZ3734	JNRAR07Y1XW068949

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

CHEROKEE MD 2EL7307 2020 JEEP 1C4PIMCBXLD584744

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

1998	HONDA	CIVIC	TX	DB9C258	2HGEJ6576WH564611	
2013	ACURA	TL	VA	71376HM	19UUA8F51DA000056	
2006	CHEVROLET	MALIBU			1G1ZT53FX6F255507	
2003	SATURN	ION	DC	EB3561	1G8AG52F63Z110799	
2007	CHEVROLET	EXPRESS		5FD3379	1GCGG25V671130721	
1999	HONDA	CIVIC			2HGEJ8648XH503567	
2015	FORD	FIESTA			3FADP4AJ2FM126206	
2018	HYUNDAI	ELANTRA	DC	JB1315	KMHD84LF6JU575355	
2013	BMW	550I			WBAFU9C53DDY71299	

LEGALS

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

CHEVROLET	ASTRO			1GCDM19WXLB176243
CHRYSLER	300	VA	UAR9379	2C3AA63HX5H114858
MERCEDES-BENZ	ZCLK350	VA	2622XJ	WDBTK56G06T065624
MERCEDES-BENZ	ZE350	MD	9EV0478	WDBUF87J56X190034
FORD	E-150	MD	1FG5905	1FTNE1EL6CDA23652
CHEVROLET	MALIBU	NV	758Z32	1G1ZB5ST6GF298737
GMC	ENVOY	MD	8EX3034	1GKET63M572139977
ACURA	MDX			2HNYD28397H518609
	CHRYSLER MERCEDES-BENZ MERCEDES-BENZ FORD CHEVROLET GMC	CHRYSLER 300 MERCEDES-BENZCLK350 MERCEDES-BENZE350 FORD E-150 CHEVROLET MALIBU GMC ENVOY	CHRYSLER 300 VA MERCEDES-BENZCLK350 VA MERCEDES-BENZE350 MD FORD E-150 MD CHEVROLET MALIBU NV GMC ENVOY MD	CHRYSLER 300 VA UAR9379 MERCEDES-BENZ CLK350 VA 2622XJ MERCEDES-BENZ E350 MD 9EV0478 FORD E-150 MD 1FG5905 CHEVROLET MALIBU NV 758Z32 GMC ENVOY MD 8EX3034

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

2006	FORD	TAURUS		1FAFP56U66A181806
2006	FORD	EXPEDITION		1FMPU16516LA20384
2009	FORD	F-150		1FTPW14V89FB25508
2013	NISSAN	ALTIMA		1N4AL3AP7DC298162
2008	LEXUS	RX350		2T2HK31U58C073829
2009	TOYOTA	HIGHLANDER		JTEDS41A792091999
2008	TOYOTA	HIGHLANDER		JTEEW44A682003222
2002	LEXUS	LX470	78669BY	JTJHT00W323515488
2002	JAGUAR	S TYPE		SAJDA01N42FM22377
2003	BMW	330I		WBADT63403CK30857
14960	03			(5-8

Serving Prince George's County Since 1932

LEGALS



NOTICE OF PUBLIC HEARING A25-01 ANNEXATION RESOLUTION NO. 01-25

THE TOWN OF FOREST HEIGHTS ANNEXATION

(Properties Located Generally South of the Present Municipal Boundaries of the Town of Forest Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Forest Heights, Maryland that on April 7, 2025 Annexation Resolution No. 01-2025 (the "Resolution"), known as the 15th Extension (2025) was introduced and read at a regular/special meeting of the Town Council of the Town of Forest Heights (the "Town Council") proposing and recommending that the boundaries of the Town of Forest Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as

CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENERALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF FOREST HEIGHTS ALONG OR NEAR INDIAN HEAD HIGHWAY (MD 210) INCLUDING LAND OWNED BY THE STATE OF MARYLAND, PRINCE GEORGE'S COUNTY, THE PRINCE GEORGE'S COUNTY BOARD OF EDUCATION, THE MARYLAND-NATIONAL CAPITAL PARK AND PLAN-NING COMMISSION, THE OXON HILL VOLUNTEER FIRE COMPANY AND TWO CHURCHES INCLUDING SEGMENTS OF CERTAIN PUBLIC RIGHTS OF WAY UNDER THE JURISDIC-TION OF THE STATE HIGHWAY ADMINISTRATION, PRINCE GEORGE'S COUNTY AND THE BOARD OF EDUCATION BEING LANDS LOCATED NEAR AND INCLUDING LEYTE DRIVE PARK NEAR THE COMMUNITIES OF SOUTH LAWN, MURRAY HILL AND BROOK MANOR INCLUDING PROPER-TIES LOCATED GENERALLY NORTH AND WEST OF THE HENSON CREEK STREAM VALLEY PARK ALONG LIV-INGSTON ROAD AS FURTHER DESCRIBED BELOW CONTAIN-ING APPROXIMATELY 112 ACRES OF LAND, MORE OR LESS, INTO THE CORPORATE TERRITORY OF THE TOWN OF FOR-EST HEIGHTS (THE "ANNEXATION PROPERTY") AS DEPICTED ON A MAP OF THE AREA PROPOSED TO BE ANNEXED REFERENCED HEREIN BELOW AND IN SAID AN-NEXATION RESOLUTION AND ANNEXATION PLAN.

The Annexation Plan and Resolution was initiated by the Town Council pursuant to §4-403 et seq. of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a PUBLIC HEARING on said Resolution and the said annexation therein proposed and recommended on:

Monday June 2nd, 2025 at 7:30 o'clock P.M. in the Forest Heights Municipal Building Forest Heights, Maryland

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

- 1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Property appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.
- 2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid doc-

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled "Map of the Fifteenth Extension of the Town of Forest Heights," prepared by Charles P. Johnson and Associates, Inc. on or about January of 2025, and certified by Steven William Jones, Md. Professional Land Surveyor (No. 21072), which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Forest Heights Municipal Building during regular office hours. Please consult all items or exhibits referenced and incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of: The Honorable Troy Barrington Lilly, Mayor, The Town of Forest Heights, MarylandVVV

(4-17,4-24,5-1,5-8) 149443

LEGALS

ORDER OF PUBLICATION

Tax Certificate Consultants, Inc. c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093 Plaintiff

Joseph K. Acqui, Jr. Church Street Capital, LLC Church Street Capital, LLC Joanie Kreger, Trustee James Carlin, Trustee

1003 COLLEEN CT.

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

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

1003 Colleen Ct., Fort Washington, MD 20744, 5th (Fifth) Election District, described as follows: all that lot of land and imps. 40,212.0000 SQ.FT. & IMPS. RIVERVIEW ACRES OF LOT 12 BLK 0 ASSMT \$869,867 LIB 33325 FL 587 AND AS-SESSED TO ACQUI JOSEPH K JR.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EOUITY Case Number: C-16-CV-25-002311

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty 1003 Colleen Ct, Fort Washington, MD 20744 in the County of Prince George's, sold by the Collec-tor 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 40,212.0000 SQ.FT. & IMPS RIVERVIEW ACRES OF LOT 12 BLK 0 ASSMT \$869,867 LIB 33325 FL 587 AND ASSESSED TO ACQUI JOSEPH K JR.

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

It is thereupon this 5th day of May, 2025, by the Circuit Court for Prince George's County, Ordered, That no-tice be given by the insertion of a copy of this Order in some newspa-per 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 8th day of July, 2025, and redeem the property 1003 Colleen Ct., 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

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

True Copy—Test: Mahasin El Amin, Clerk

(5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Terence Knight First Virginia Mortgage Company The Trust Company of First Virginia Unknown Successor Trustee(s) of Caldwell C Kendrick

Defendants

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745

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

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

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745, District 12, described as follows:

CONDOMINIUM BLDG 21 UNIT 6783

and assessed to KNIGHT TER-

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-24-005498

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

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745 in Prince George's County, Maryland, de-

scribed as:

Unit Numbered and lettered 6783-B-2 in Building Numbered 27 in a horizontal property regime known as "WILSON BRIDGE CONDO-MINIUM", as shown on a plat recorded in plat book W.W.W. 82 at folios 12 et seq., among the land records of Prince George's County, Maryland, together with the facilities and other appurtenances to said with, which unit and appurtenances have been more specifically defined in the master deed dated November 7, 1972, recorded among said land records in liber 4156 at folio 711, and including that fee in an undivided interest in the common elements of said regime appurtenant to said unit as such interest may be lawfully revised or amended from time to time pursuant to said master deed.

and assessed to KNIGHT TERENCE

(the "Property").

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of May, 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 8th day of July, 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 title to the Property free and clear of all encumbrances.

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

True Copy-Test: Mahasin Él Amin, Clerk (5-8,5-15,5-22)149600

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD

THE TESTATE AND INTESTATE SUCCESSORS OF ROBERT L. LOGAN, JR., DECEASED, AND ALL PERSONS CLAIMING BY,

THROUGH AND UNDER DECE-

Plaintiff,

DENT

All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known

23011 BOOKER WASHINGTON

AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FI-NANCE AS FOLLOWS: LOTS 19.20, 6,066.0000, SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 00000 FL 000

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, **COUNTY ATTORNEY**

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-002348

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:

All that property in Prince George's County described as: LOTS 19.20, 6,066.0000, SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 00000 FL 000, AND ASSESSED TO ROBERT L. LOGAN JR.

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

It is thereupon this 5th day of May, 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 30th day of May, 2025, warning all persons interested in the property to appear in this Court by the 8th day of July, 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

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

encumbrances.

True Copy—Test: Mahasin El Amin, Clerk 149601 (5-8,5-15,5-22)

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

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board) REGULAR SESSION

MAY 27, 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.

TRANSFER OF LOCATION

Rajkumar P. Patel, Member-Manager, Joshua A.P. Patel, Member for a Class A, Beer, Wine, and Liquor for the use of Riya Raj, LLC, t/a College Park Liquors, 7207 Baltimore Avenue, College Park, 20740 transfer from 8141 Baltimore Avenue Corporation, t/a College Park Liquors, 8141 Baltimore Avenue, Unit E & F, College Park, 20740, Susan Hui, President, Sai Chiang, Vice President, Catherine Hui, Secretary/Treasurer.

Dilsa Gumercinda Rosales Moscoso, President for a Class D(R), Beer and Wine for the use of El Tarro Bar & Grill, Inc., t/a El Rancherito, 6408 Kenilworth Avenue, Riverdale, 20737 transfer from El Rodeo Bar Restaurant, LLC, t/a El Rodeo Restaurant, 6258 Kenilworth Avenue, Riverdale Park, 20737, Martha Moscoso, Managing-Member.

TRANSFER

Jorge Menedez Colocho, Member-Manager, for a Class B, Beer, Wine and Liquor for the use of Trinity Grill and Bar, LLC, t/a Café Tacuba, 3010 Hamilton Street, Hyattsville, 20782 transfer from Trinity Grill and Bar, LLC, t/a Trinity Ğrill, 3010 Hamilton Street, Hyattsville, 20782, Hope Jones, Member-Manager, Gregory Jones, Member-Manager.

Vi Thi Hoang Cao, Member, for a Class D(on), Beer and Wine for the use of Capella Nail Bar, LLC, t/a Capella Nail Bar, 4501 B MitchellviÎle Road, Bowie, 20716 transfer from Capella Nail Bar, LLC, t/a Capella Nail Bar, 4501 B Mitchel-lville Road, Bowie, 20716, Tamkenny Nguyen, Member.

Maniskumar C. Patel, Member-Manager, for a Class A, Beer, Wine, and Liquor for the use of 201 Beverages, LLC, t/a 201 Drive-Thru iquors, 4221 Kenilworth Avenue, Bladensburg, 20710 transfer from Hee & Ryan, Inc., t/a 201 Drive-thru Liquors, 4221 Kenilworth Avenue, Bladensburg, 20710, Hee Ja Chun, President/Secretary /Treasurer.

Nidhi Gaind, President/Secretary/Treasurer, for a Class D(R), Beer and Wine for the use of Triangle Beer, Wine and Convenience, Inc., t/a Triangle Beer, Wine and Convenience, 10400 Rhode Island Avenue, Beltsville, 20705 transfer venience, Inc., t/a Triangle Beer, Wine and Convenience, 10400 Rhode Island Avenue, Beltsville, Sunita A. President/Treasurer, Anil Gupta,

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

Secretary.

Brian N. Cannella, Authorized Person, John A. Wain, Authorized Person, Russell M. Reiter, Authorized Person, for a Class B(BLX), Beer, Wine, and Liquor for the use of Largo Senior Living, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro,

NEW - CLASS B(BH), BEER, WINE AND LIQUOR

Kenneth A. Cerf, Jr., Member/Authorized Person, Jeffrey Kolesar, Member/Authorized Joseph A. Wellenbusher III, Member/Authorized Person, for a Class B(BH), Beer, Wine, and Liquor for the use of GBMD Associates, LLC, t/a Residence Inn-Greenbelt, 6320 Golden Triangle Drive, Greenbelt,

NEW - CLASS B(DD), BEER, WINE AND LIOUOR

David Santizo, Managing Member/Authorized Person, Maria Santizo, Member/Authorized Person, for a Class B(DD), Beer, Wine, and Liquor for the use of Acapulco Restaurant and Grill, LLC, t/a Acapulco Restaurant and Grill, 643 Main Street, Laurel, 20707.

NEW - CLASS B, BEER AND WINE

Gabriela Flores, President, for a Class B, Beer and Wine for the use of Taqueria Maria Bonita, LLC, t/a Taqueria Maria Bonita, 5612 Kenilworth Avenue, Riverdale, 20737.

Aderemi Bello, Managing Member/Authorized Person for a Class B. Beer and Wine for the use of Crepes on Main, LLC, t/a Crepes on Main, 349 Main Street, Laurel,

Catrina Jackson, Member, Elizabeth Greene, Member for a Class B. Beer and Wine for the use of EC Collective, LLC, t/a Lisp Restaurant and Lounge, 63339 Allentown Road, Suite A, Temple Hills, 20748.

Shaoguo Li, Manager, for a Class B, Beer and Wine for the use of Hai Na Bai Chuan, LLC, t/a Eastern Gourmet, 8150 Baltimore Avenue, Suite D, College Park, 20740.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, May 27, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at

http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. 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

Terence Sheppard Director May 2, 2025

149596

LEGALS

(5-8,5-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUNGOWE NGONDA

Notice is given that Akufuna Ngonda, whose address is 2511 Randolph Rd, Silver Spring, MD 20902-1237, and Mulako Rotimi, whose address is 10350 Launch Cir Apt 102, Manassas, VA 20109-4265, were on April 14, 2025 appointed Co-Per-sonal Representatives of the estate of Lungowe Ngonda, who died on August 10, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 14th day of October, 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 ob-tained from the Register of Wills.

AKUFUNA NGONDA MULAKO ROTIMI 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. 136090

LEGALS

(4-24,5-1,5-8)

ORDER OF PUBLICATION

BY POSTING

YANIRA AYALA MARTINEZ

VS. FREDY RIVAS MORAGA

In the Circuit Court for

Prince George's County, Maryland Case Number: C-16-FM-25-000458

ORDERED, ON THIS 21st day of April, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Fredy Antonio Rivas Moraga is hereby notified that the Plaintiff, has filed a COM-PLAINT FOR CUSTODY AND AP-PROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICA-TION FOR SPECIAL IMMIGRANT JUVENILE STATUS and PLAIN-TIFF'S MOTION FOR FACTUAL FINDINGS REGARDING SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: Canton El Porvenir, Usulutan, El Salvador, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 21st day of May, 2025; and it is further;

ORDERED, that this Order shall published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County and provide proof of publication to the Court, and it is

ORDERED, said publication to be completed by the 21st day of May, 2025; and it is further;

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

ORDERED, THAT THE DEFEN-DANT, FREDY ANTONIO RIVAS MORAGA, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE **20th day of June, 2025**, MAY RESULT IN THE CASE PROCEEDING AGAINST 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 (4-24,5-1,5-8)

149525

LEGALS

Robert M. Burke 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 RALPH G NASATKA SR

Notice is given that Edward F Nasatka Sr, whose address is 6120 Kerrick Dr, La Plata, MD 20646-3321, was on April 7, 2025 appointed Personal Representative of the estate of Ralph G Nasatka Sr who died on October 21, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th 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 under-signed on or before the earlier of the following dates:

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

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

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

EDWARD F NASATKA SR Personal Representative

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

(4-24,5-1,5-8)

Erica A. R. Redmond, Esq.

8562 Fort Smallwood Road

Pasadena, MD 21122

410-255-0373

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Deborah Tol-

son, whose address is 16109 Artistry Pl, Bowie, MD 20716-1565, was on March 28, 2025 appointed Personal Representative of the estate of Lisa

Lorraine Collins, who died on November 5, 2023 without a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 28th day of

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

DEBORAH TOLSON

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>149511</u>

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 136818

(4-24,5-1,5-8)

other delivery of the notice.

September, 2025.

the following dates:

decedent's death; or

LISA LORRAINE COLLINS

IN THE ESTATE OF

Estate No. 136320

LEGALS

Kevin D. McCarthy, Esq.

4405 East West Highway, Suite 201 Bethesda, MD 20814 301-654-3730

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN T. FITZPATRICK

Notice is given that Donna Bethell, whose address is 4393 Embassy Park Drive, N.W., Washington, DC 20016, was on April 15, 2025 appointed Personal Representative of the estate of Joan T. Fitzpatrick who died on May 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 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 undersigned on or before the earlier of the following dates:

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

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

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

DONNA BETHELL Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 137036

(4-24,5-1,5-8)149503

Samantha Granderson, Esq.

4450 Mitchellville Road Suite 1244

Bowie, MD 20716

301-615-9520

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Robert Felton.

lress is 7203

low Ter, Fort Washington, MD 20744-2012, was on April 2, 2025 ap-pointed Personal Representative of

the estate of Anthonisha S Felton,

who died on November 12, 2024

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 2nd day of

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

(1) Six months from the date of the

(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.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 136046

(4-24,5-1,5-8)

ROBERT FELTON

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

149512

without a will.

October, 2025.

the following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF
ANTHONISHA S FELTON

LEGALS

Matthew Dyer Haskell & Dyer LLC 14825 Pratt Street Upper Marlboro, MD 20773 301-627-5844

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY J. LIPPERT

Notice is given that Joan Lippert Indig, whose address is 353 Farragut Ave, Hastings on Hudson, NY 10706, was on April 9, 2025 appointed Personal Representative of the estate of Mary J. Lippert who died on March 9, 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 9th day of October, 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 obtained from the Register of Wills.

JOAN LIPPERT INDIG Personal Representative

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

Estate No. 136956 149504 (4-24,5-1,5-8)

Erin A. Mahony 200A Monroe Street, #110

Rockville, MD 20850 240-403-4300

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAMIE BARNES FIELDS

Notice is given that Alicia D. Cannon, whose address is 1208 Circle Drive, Halethorpe, Maryland 21227, was on January 8, 2025 appointed Personal Representative of the estate of Mamie Barnes Fields, who died on September 22, 2024 without

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

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

ALICIA D. CANNON Personal Representative

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

> Estate No. 135743 (4-24,5-1,5-8)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Analdo

Pacheco, whose address is 3020 Lake Ave, Cheverly, MD 20785, was on March 18, 2025 appointed Per-sonal Representative of the estate of Cheryl A Pacheco, who died on May 16, 2023 without a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

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

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

IN THE ESTATE OF

tative or the attorney.

September, 2025.

the following dates:

decedent's death; or

CHERYL A PACHECO

Serving **Prince George's County** Since 1932

149510

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA K ROWE

Notice is given that Katie Downs whose address is 9917 Lyndia Pl, Upper Marlboro, MD 20772-4711, was on April 22, 2025 appointed Personal Representative of the estate of Linda K Rowe, who died on January 7, 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 represen-tative or the attorney.

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

KATIE DOWNS Personal Representative

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

<u>149545</u> (5-1,5-8,5-15)

Estate No. 137107

ANALDO PACHECO Personal Representative

REGISTER OF WILLS FOR

<u>149546</u>

Prince George's County

other delivery of the notice.

UPPER MARLBORO, MD 20773-1729

Estate No. 136681 (5-1,5-8,5-15)

The Prince George's Post

Call 301-627-0900 Today!

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RFP NO. WS1488809453 **Horizontal Engineering Services Contract** Architectural/Engineering (A/E) Design Services Construction Management (CM) Services Transportation Planning

NOTICE TO CIVIL/STRUCTURAL ENGINEERING FIRMS HORIZONTAL ENGINEERING SERVICES

Prince George's County, Maryland, requires the services of multi-disciplined engineering firms to perform the following types of services relative to transportation and drainage improvement projects.

ARCHITECTURAL AND ENGINEERING (A/E) DESIGN SERVICES CONSTRUCTION MANAGEMENT (CM) SERVICES TRANSPORTATION PLANNING

The range of services to be provided include civil engineering, structural engineering, traffic engineering, general architecture, landscape architecture, right-of-way acquisition services, water resources engineering, geotechnical engineering, professional survey, construction inspection and management, community outreach, environmental, transportation planning, legal assistance and supplemental services.

The initial term of the contract shall be for three (3) years. The County has the unilateral right to extend the contract for three (3) additional (1) year extensions by mutual consent of the parties and subject to availability of County funds and the consultant's satisfactory performance as determined by DPW&T. Each Contract will have a Six Million Dollar (\$6,000,000.00) cap and individual Task Orders will have a maximum One Million Dollar (\$1,000,000.00) fee ceiling. It is anticipated that multiple awards will be made to provide the requested services.

Interested firms are invited to obtain a copy of Request for Proposals No. WS148809453 for "Horizontal Engineering Services Contract for Architectural and Engineering (A/E) Design Services, Construction Management (CM) Services, Transportation Planning". The Request for Proposals will contain a resume of required services and guidelines by which separate technical, and fee proposals can be prepared and submitted. The Request for Proposals will not be mailed and is available digitally on SPEED eProcurement http://discovery.ariba.com/profile/an01496591158, and e-Maryland marketplace https://emma.maryland.gov/m. Additional information may be obtained by contacting Nena Charity, Contractual Services Officer, Office of Procurement, at 301-883-4739, Monday through Friday, 8:30 AM to 4:30 PM. A pre-proposal conference will be held virtually via Microsoft Team, on May 5, 2025 at 3:00 PM. The submission of technical and fee proposals is required by May 30, 2025, 11:59 PM, at which time this invitation will expire.

By Authority of TARA JACKSON Acting County Executive

LEGALS

ORDER OF PUBLICATION

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

DARRYL R. SCOTT, PRINCE GEORGE'S COUNTY, MARYLAND

149551

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 6913 known as 6913 CANYON DR

AND

Unknown Owner of the property 6913 CANYON DR described as follows: Property Tax ID 18-2093425 on the Tax Roll of Prince George's County, the unknown owner's heirs, s, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-002188

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:

7,700.0000 Sq.Ft. & Imps. Central Park Lot 9 Blk A, Assmt \$274,600 Lib 48147 Fl 496, and assessed to Scott Darryl R.

18 2093425, 006913 Canyon Dr, 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.

of sale has expired.

It is thereupon this 28th day of April, 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 bethree (3) successive weeks on or before the 23rd day of May, 2025, warning all persons interested in the property to appear in this Court by the 1st day of July 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

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

True Copy—Test: Mahasin El Amin, Clerk

(5-1,5-8,5-15)

ORDER OF PUBLICATION

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

(5-1,5-8,5-15)

GARLAND L. DORSETT LIVING TRUST D 7/26,/2011, GARLAND L. DORSETT, AQUA FINANCE, 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 9301 CA-LANDA ST

AND

Unknown Owner of the property 9301 CALANDA ST described as follows: Property Tax ID 20-2195774 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs. devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the prop-

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-002165

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:

9,500.0000 Sq.Ft. & Imps. Seabrook Park Esta Lot 3 Blk 8, Assmt \$260,000 Lib 33016 Fl 041, and assessed to Dorsett Garland L Living Trust.

20 2195774, 009301 Calanda 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. of sale has expired.

It is thereupon this 28th day of April, 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 222d transfer of the 222d transfer o fore the 23rd day of May, 2025, warning all persons interested in the property to appear in this Court by the 1st day of July 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

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

True Copy—Test: Mahasin El Amin, Clerk

149565 (5-1,5-8,5-15)

The Prince George's Post **Proudly Serving Prince George's County Since 1932**

LEGALS

RFP NO. WS1488844109 **Horizontal Engineering Services Contract** Architectural/Engineering (A/E) Design Services Construction Management (CM) Services **Transportation Planning**

NOTICE TO CIVIL/STRUCTURAL ENGINEERING FIRMS HORIZONTAL ENGINEERING SERVICES

Prince George's County, Maryland, requires the services of multi-disciplined engineering firms to perform the following types of services relative to transportation and drainage improvement projects.

ARCHITECTURAL AND ENGINEERING (A/E) DESIGN SERVICES CONSTRUCTION MANAGEMENT (CM) SERVICES TRANSPORTATION PLANNING

The range of services to be provided include civil engineering, structural engineering, traffic engineering, general architecture, landscape architecture, right-of-way acquisition services, water resources engineering, geotechnical engineering, professional survey, construction inspection and management, community outreach, environmental, transportation planning, legal assistance and supplemental services.

The initial term of the contract shall be for three (3) years. The County has the unilateral right to extend the contract for three (3) additional (1) year extensions by mutual consent of the parties and subject to availability of County funds and the consultant's satisfactory performance as determined by DPW&T. Each Contract will have a Six Million Dollar (\$6,000,000.00) cap and individual Task Orders will have a maximum One Million Dollar (\$1,000,000.00) fee ceiling. It is anticipated that multiple awards will be made to provide the requested services.

Interested firms are invited to obtain a copy of Request for Proposals No. WS1488844109 for "Horizontal Engineering Services Contract for Architectural and Engineering (A/E) Design Services, Construction Management (CM) Services, Transportation Planning". The Request for Proposals will contain a resume of required services and guidelines by which separate technical, and fee proposals can be prepared and submitted. The Request for Proposals will not be mailed and is available digitally on SPEED eProcurement http://discovery.ariba.com/profile/an01496591158, and e-Maryland marketplace https://emma.maryland.gov/m. Additional information may be obtained by contacting Nena Charity, Contractual Services Officer, Office of Procurement, at 301-883-4739, Monday through Friday, 8:30 AM to 4:30 PM. A pre-proposal conference will be held virtually via Microsoft Team, on May 1, 2025 at 1:00 PM. The submission of technical and fee proposals is required by May 29, 2025, 11:59 PM, at which time this invitation will expire.

By Authority of TARA JACKSON Acting County Executive

149552 (5-1,5-8,5-15)

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

DAMON MICHAEL BROADNAX

Notice is given that Thomas J. Kokolis, Esq, whose address is 110

N Washington St, Ste 500, Rockville, MD 20850-2230, was on February 24, 2025 appointed Personal Representative of the estate of Damon Mishael Broadways did not be a sensitive of the state of Damon Mishael Broadways did not be a sensitive of the sensitive of the

Michael Broadnax, who died on September 17, 2023 without a will.

Further information can be ob-

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

by contacting the personal represen

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

(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

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be obtained from the Register of Wills.

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

other delivery of the notice.

tative or the attorney.

the following dates:

decedent's death; or

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 ANITA ESTELLE HOLMES

Notice is given that Thomas J. Kokolis, Esq, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on February 24, 2025 appointed Personal Representative of the estate of Anita Estelle Holmes, who died on August 25, 2023 without a will.

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

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

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Estate No. 133587

(4-24,5-1,5-8)

149520

149555

149521

P.O. Box 1729

CERETA A. LEE REGISTER OF WILLS FOR

Prince George's County

Estate No. 133586 (4-24,5-1,5-8)

UPPER MARLBORO, MD 20773-1729

LEGALS

TOWN OF BLADENSBURG NOTICE OF A PROPOSED REAL PROPERTY TAX RATE INCREASE

For the tax year beginning July 1, 2025, the Mayor and Council of the Town of Bladensburg in Prince George's County proposes to increase real property tax rates on apartments and multi-dwelling units from \$.80 per \$100 of assessment to \$.85 per \$100 of assessment, and to increase real property tax rates on commercial and industrial properties from \$.74 per \$100 of assessment to \$.82 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7:00 PM on May 12, 2025 at Bladensburg Town Hall at 4229 Edmonston Rd., Bladensburg, MD 20710. The meeting will also be streamed live on The Town of Bladensburg's Facebook page, YouTube, and via Zoom.

To join the meeting via Zoom, please access the following link: https://us06web.zoom.us/j/82724353868?pwd=1Ki7dHP1LIGZv ZDliIOR1xtJxsaN9e.1

Enter the Meeting ID: 827 2435 3868 and Passcode: 408860

To join with audio only, dial +1-301-715-8592 and enter meeting ID number 82724353868 #

The hearing is open to the public, and public testimony is encouraged. Speakers will be allowed to address the Mayor and Council for three (3) minutes. Public Comment may also be emailed to clerk@bladensburgmd.gov. All electronic comments must be submitted by 5 PM on May 12, 2025. Writh the Telegraph of the country of t ten comments can also be submitted to The Town of Bladensburg, 4229 Edmonston Rd., Bladensburg, MD 20710 and must be received by 5 PM on May 12, 2025. Comments received will be read into the record during the public comment portion of the meeting. Persons with questions regarding this hearing may call Bladensburg Town Hall at 301-927-7048 for further in-

LEGALS

VS.

ORDER OF PUBLICATION

BY POSTING

In the Circuit Court for

Prince George's County, Maryland

Case Number: C-16-FM-24-009298

Other Reference Number(s):

C-16-FM-24-002671

ORDERED, ON THIS 25th day of

That the Defendant, Dustin Cole-

man is hereby notified that the Plaintiff, has filed a Complaint for

Custody naming him/her as the defendant and stating that the Defen-

dant's last known address is: 17167 Three Oaks Parkway #1303, Fort

Myers, FL 33967, and therefore it is;

ORDERED, that this Order shall

be posted at the Court House door

in accordance with Maryland Rule

2-122(a)(1), said posting to be completed by the 25th day of May, 2025;

ORDERED, that the Plaintiff may serve process to the Defendant, DUSTIN COLEMAN, in accordance

with Maryland Rule 2-122 as fol-

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

ORDERED, said publication to be completed by the 25th day of May, 2025; and it is further;

ORDERED, THAT THE DEFEN-

DANT, DUSTIN COLEMAN, IS HEREBY WARNED THAT FAIL-

URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE

THE 24th 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

(5-1,5-8,5-15)

True Copy—Test: Mahasin El Amin, Clerk

149534

the Court, and it is further;

and it is further;

April, 2025, by the Circuit Court for Prince George's County MD:

BRANDI WIGGINS

DUSTIN COLEMAN

Iennifer I. Brandi 5303 Baltimore Ave, Suite 206 Hyattsville, MD 20781 301-699-3100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA JACKSON AKA: PATŘICIA LOIS JACKSON

Notice is given that Anthony D. Horne, whose address is 9412 Holbrook Ln, Potomac, MD 20854, was on April 16, 2025 appointed Per-sonal Representative of the estate of Patricia Jackson aka Patricia Lois Jackson, who died on April 22, 2024

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

without a will.

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

ANTHONY D. HORNE Personal Representative

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

Estate No. 136995

(5-1,5-8,5-15) <u>149544</u>

Serving Prince George's County

Since 1932 **LEGALS**

> NOTICE OF PUBLIC HEARING TOWN OF BLADENSBURG, MARYLAND

(Tax Exempt Lands, Located Generally South of the Present Municipal Boundaries of the Town of Bladensburg)

NOTICE is hereby given by the Mayor and Council of the Town of Bladensburg, Maryland that on April 14, 2025 Annexation Resolution No. 01-2025A (the "Amending Resolution"), amending Annexation Resolution 01-2025, now known as the Kenilworth Avenue Corridor (2025 Revised Extension), was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the "Town Council") proposing and recommending that the boundaries of the Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTY LOCATED GENER-ALLY SOUTH OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING A SEGMENT OF THE RIGHT OF WAY OF KENILWORTH AVENUE (MD 201) AND ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN ABUTTING LAND OWNED BY THE WASHINGTON SUBURBAN SANITARY COMMISSION (PARCEL 156), THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION (PARCEL 155), AND THE SALVATION ARMY (LOT 4), AND A SEGMENT OF THE PUBLIC RIGHT OF WAY KNOWN AS LLOYD STREET (CO. ROUTE NO. 2773) CONTAINING A TOTAL OF 26 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN.

The Amending Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

> Monday, June 9, 2025 at or about 7:00 o'clock P.M. at 4229 Edmonston Road, Bladensburg, MD 20710

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs regarding said annexation, and all advertising, professional consultants and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.

The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies

Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about <u>April</u>

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a "Map of the 2025 Extension of the Town of Bladensburg" dated March 2025 prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the appropriation and a propagation Plan are all incorporated by referenced. annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg municipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:

149484

(5-1,5-8)

The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland

(4-17,4-24,5-1,5-8)

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

2608 SAINT MARYS VIEW ROAD ACCOKEEK, MD 20607

By authority contained in a Deed of Trust dated June 29, 2018 and recorded in Liber 41112, Folio 87, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$332,000.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency sale shall occur at time previously scheduled on post day that gency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 13, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$34,000.00 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 addressed for ANY rescent themselves to be reported for the purchase of th ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

STATE OF SOUTH CAROLINA

COUNTY OF CHARLESTON

AMENDED SUMMONS

IN THE MATTER OF: EARL W. CORNEY, JR. a/k/a EARL CORNEY

a/k/a EZ WENDELL,

ROPER SAINT FRANCIS

EARL W. CORNEY, JR. a/k/a EARL CORNEY a/k/a EZ

WENDELL, an alleged incapaci-

BROWN, LINDELL CORNEY, FLORENCE CORNEY,

DARCEL CORNEY, and EARL CORNEY, III, _

tated individual, DENISE CORNEY, ELIZABETH CORNEY, LAKEICHIA CORNEY

IN THE PROBATE COURT

CASE NUMBER

2023-GC-10-00167

MONED and required to Answer

the Petition in this action, a copy of which is herewith served upon you,

and to serve a copy of your Answer

upon the Petitioner(s) listed above at the following address(es):

Cassandra L. Hutchens, Esquire

Your Answer must be served on the Petitioner at the above address

within thirty (30) days after the service of this Summons and Peti-

tion upon you, exclusive of the day

of such service; and if you fail to answer the Petition within that time,

judgment by default will be ren-

dered against you for the relief demanded in the Petition.

Cassandra L. Hutchens, Esquire Attorney for Petitioner(s)

In The Estate Of: ROBERT FRANKLIN JACKSON

Estate No.: 134824

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 5, 2025 at

This hearing may be transferred or postponed to a subsequent time.

Further information may be ob-

tained by reviewing the estate file in the Office of the Register of Wills.

Upper Marlboro, MD 20773-1729

(5-8,5-15)

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

149575

Prince George's County

(5-1,5-8,5-15)

Date: June 21, 2024

149567

above estate:

6650 Rivers Avenue North Charleston, SC 29406

ARE HEREBY SUM-

TO THE RESPONDENT(S)

LISTED ABOVE:

YOU

HEALTHCARE,

(4-24,5-1,5-8)

Petitioner(s),

Respondent(s).

ORDER OF PUBLICATION

LEGALS

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

EUGENE AGBEBAKU, ROBERT DAKOTA JONES, PAMELA RICH, WINDMILL SQUARE CONDO-MINIUM, INC., PRINCE GEORGE'S COUNTY, MARYLAND

AND

149488

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 1758 DUTCH VILLAGE DR, #O-382

AND

Unknown Owner of the property 1758 DUTCH VILLAGE DR, #O-382 described as follows: Property Tax ID 13-1459114 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-25-002155

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 and the State of Maryland to the Plaintiff in this proceeding:

Bldg O Unit O-382, 2,732.0000 Sq.Ft. & Imps. Windmill Square Co, Assmt \$138,000 Lib 00000 Fl 000 Unit 0-382, and assessed to Agbebaku Eugene Guardian Etal.;

13 1459114, 001758 Dutch Village Dr, Hyattsville Md 20785

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 28th day of April, 2025, by the Circuit Court for

April, 2022, 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 George's County once a week for three (3) successive weeks on or be-fore the 23rd day of May, 2025, warning all persons interested in the property to appear in this Court by the 1st day of July 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 149566 (5-1,5-8,5-15)

www.cgd-law.com/sales

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

9013 PINEHURST DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,587.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complexed to courthouse is closed due to inclement weather or other emergence. plex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that

MAY 20, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STACY SHAWN MCDONALD

Notice is given that VINCENT MCDONALD, whose address is 7700 Archart Dr #1208, New Carrollton, MD 20784, was on December 23, 2024 appointed Personal Representative of the estate of Stacy Shawn McDonald, 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 23rd day of

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:

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 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. 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.

VINCENT MCDONALD Personal Representative

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

Estate No. 135803 (5-8,5-15,5-22) 149591

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

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

Estate No.: 134956

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the You are hereby notified that a petition has been filed by Hope E. Marrow for judicial probate of the You are hereby notified that a petition has been filed by Steven C. will dated 08/15/2024 and for the Walker for judicial probate for the

appointment of a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 5, 2025 at

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

149576 (5-8,5-15)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD, SUITE 301 LINTHICUM HEIGHTS, MD 21090

court sits], on

Substitute Trustees

<u>14953</u>2 (5-1,5-8,5-15)

ORDER OF PUBLICATION **BY POSTING**

ROUNTREE

VS.

FOREMAN

In the Circuit Court for Prince George's County, Maryland Case Number: CAD21-14275

ORDERED, ON THIS 2nd day of May, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Mercede Evon Foreman is hereby notified that the Plaintiff, has filed a PETI-TION FOR CONTEMPT FILED JULY 23, 2024 naming him/her as the defendant and stating that the Defendant's last known address is: 13903 Amberfield Terrace, Upper Marlboro, MD 20774, and therefore

ORDERED, that the Plaintiff may serve process to the Defendant, Mercede Evon Foreman, in accor-dance with Maryland Rule 2-122(a)(2) 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 1st day of June, 2025; and it is further;

ORDERED, THAT THE DEFENDANT, MERCEDE EVON FOREMAN, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BE-FORE THE 1st day of July, 2025, MAY RESULT IN THE CASE PRO-CEEDING 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 149597 (5-8,5-15,5-22)

THE **PRINCE GEORGE'S POST**

Call

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Fax

301-627-6260 **SUBSCRIBE**

TODAY!

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**

4903 CHURCH ROAD BOWIE, MD 20720

By authority contained in a Deed of Trust dated April 11, 2016 and recorded in Liber 38259, Folio 529, among the Land Records of Prince George's County, Maryland, with a maximum principal balance of seorge's County, Maryland, with a maximum principal balance of \$645,000.00, and an interest rate of 3.281%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 20, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$64,000.00 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 posse 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 paper filed in connection with such motion, and agrees to paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit without interest.

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

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

149533 (5-1,5-8,5-15)

ORDER OF PUBLICATION

NAR Solutions, Inc. c/o Steven Harding PO Box 31700 Omaha, NE 68131

Plaintiff,

Lelia Proctor The Estate of Cornelius Proctor MET Ltd. Partnership, a forfeited partnership Maryland State Savings and Loan Association

Defendants

1608 MARBLEWOOD AVE, LANDOVER, MD 20785

Carey Taylor

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

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

1608 MARBLEWOOD AVE, LAN-DOVER, MD 20785, District 18, described as follows:

8,500.0000 Sq.Ft. & Imps. Englewood Lot 97 Blk C Assmt \$264,633 Lib 03930 Fl 076

and assessed to PROCTOR COR-**NELIUS & LELIA**

In the Circuit Court for Prince George's County, Maryland Case No: C-16-CV-25-002335

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

1608 MARBLEWOOD AVE, LAN-DOVER, MD 20785, District 18, described as follows:

Lot Numbered NINETY-SEVEN (97) in Block Lettered "C", in the subdivision known as "ENGLE-WOOD", as per plat thereof recorded among the Plat Records of said County in Plat Book R. N. R. 2 at folio 7.

and assessed to PROCTOR COR-NELIUS & LELIA

(the "Property").

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

It is thereupon this 5th day of May, 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 8th day of July, 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 title to the Property free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk (5-8,5-15,5-22) 149602

LEGALS

NOTICE

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

Substitute Trustees **Plaintiffs**

VS.

John W. Miller

Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. C-16-CV-24-006092

ORDERED, this 30th day of April, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7952 Ashford Boulevard, Laurel, Maryland 20707 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or be-fore the 30th day of May, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each

of three successive weeks before the 30th day of May, 2025, next.

The report states the amount of sale to be \$199,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(5-8,5-15,5-22)

THIS COULD BE **YOUR** AD! Call

for a quote.

301-627-0900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES E THOMAS

Notice is given that Caleshea Thomas, whose address is 14202 Valleyfield Drive Apt. 5, Silver Spring, MD 20906, was on April 14, 2025 appointed Personal Representative of the estate of Charles E Thomas, who died on May 30, 2024

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

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

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

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

(2) Two months after the personal representative mails or otherwise elivers 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.

> CALESHEA THOMAS Personal Representative

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

Estate No. 136967 149514 (4-24,5-1,5-8)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jeffrey Johnson, whose address is 12644 Darlenen St, Upper Marlboro, MD 20774-1702, was on February 25, 2025 appointed Personal Representative

of the estate of Karen Eileen Johnson

who died on November 10, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection

bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 25th day of August, 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 undersigned on or before the earlier of the following dates:

(1) Six months from the date of the

(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.

UPPER MARLBORO, MD 20773-1729

NOTICE

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF22-22220

2025, by the Circuit Court for PRINCE GEORGE'S County, Mary-

land, that the sale of the property at 1007 Drum Ave, Capitol Heights, MD 20743 mentioned in these pro-

ceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees, be ratified and confirmed,

unless cause to the contrary thereof

be shown on or before the 19th day of May, 2025, next, provided a copy

of this Notice be inserted in some

newspaper published in said County once in each of three succes-

sive weeks before the 19th day of

May, 2025, next.

The report states the amount of sale to be \$216,000.00.

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

(4-24,5-1,5-8)

True Copy—Test: Mahasin El Amin, Clerk

149524

ORDERED this 17th day of April,

Estate No. 136228

(5-1,5-8,5-15)

Defendant(s)

JEFFREY JOHNSON

CERETA A. LEE REGISTER OF WILLS FOR

149542

Prince George's County P.O. Box 1729

IRENE B. FARMER, ET AL

Personal Representative

to the appointment (or to the

tative or the attorney.

decedent's death; or

KAREN EILEEN JOHNSON

IN THE ESTATE OF

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANICE WILSON WRIGHT

NOTICE OF APPOINTMENT

Notice is given that Christian Wright, whose address is 9700 Wyman Way, Upper Marlboro, MD 20772-4640, was on April 10, 2025 appointed Personal Representative

of the estate of Janice Wilson Wright, who died on February 24, 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 represen-

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

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.

> CHRISTIAN WRIGHT Personal Representative

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

Estate No. 136828

(4-24,5-1,5-8) <u>149516</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE B BRACELY

Notice is given that Dawn M Bracely, whose address is 19 N Pearl St, Buffalo, NY 14202-1411, was on April 21, 2025 appointed Personal Representative of the estate of Marie B Bracely who died on January 7,

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.

2025 with a will.

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 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: following dates:

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

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

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

DAWN M BRACELY Personal Representative

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

Estate No. 137098 (5-1,5-8,5-15)

LEGALS

149543

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND DIANA THEOLOGOU, ET AL Substitute Trustees P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

ANTONY JOSE ARMENGO-AN-**GELES**

Estate No.: 135346

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 3, 2025 at

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

149537 (5-1,5-8)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Louise S

Notice is given that Louise S Spigner, whose address is 304 Apache Trl, Browns Mills, NJ 08015-6210, was on April 18, 2025 appointed Personal Representative of the estate of Phillip Liss Spigner Jr., who died on December 21, 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 represen-

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

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

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

creditor presents the claims within two months from the mailing or

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

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

2500 Lindenwood Drive

Olney, MD 20832

301-744-1855

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

A.K.A: SHEILA MOIRE TROSSMAN

Notice is given that David A. Tross

man, whose address is 12113 Sunlit Water Way, Clarksville, MD 21029,

was on April 18, 2025 appointed Per-

sonal Representative of the estate of

sheila M. Trossman a.k.a Sheila

Moire Trossman who died on March

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

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 ob-tained from the Register of Wills.

other delivery of the notice.

DAVID A. TROSSMAN

Personal Representative

IN THE ESTATE OF

4, 2025 with a will.

October, 2025.

following dates:

SHEILA M. TROSSMAN

Estate No. 136223

(5-1,5-8,5-15)

LOUISE S SPIGNER

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

other delivery of the notice.

IN THE ESTATE OF PHILLIP LISS SPIGNER JR.

without a will.

October, 2025.

the following dates:

decedent's death; or

tative or the attorney.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD PAUL JACINTHO

Notice is given that Lolita Notice is given that Lolita Jacintho, whose address is 2008 Gunstock Ct, Fort Washington, MD 20744, was on March 6, 2025 appointed Personal Representative of the estate of Richard Paul Jacintho, who died on October 2, 2024 with-

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

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

> LOLITA JACINTHO Personal Representative

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

Estate No. 136139

149547

(5-1,5-8,5-15)

<u>149548</u>

LEGALS

CERETA A. LEE

Martin W. Snyder, Esquire Gail R. Kahan Martin W. Snyder, LLC Kahan Law, P.C. 352 West Patrick Street

Frederick, Maryland 21701 301-662-0007

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARK XAVIER ODUM

Notice is given that Joseph Leslie Odum, whose address is 6224 Green-leaf Lane, Elkridge, Maryland 21705, was on April 16, 2025 appointed Per-sonal Representative of the estate of Mark Xavier Odum who died on January 15, 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 16th day of

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.

JOSEPH LESLIE ODUM Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 136943 (5-1,5-8,5-15) 149538

CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

(5-1,5-8,5-15)

Estate No. 137086

149539

THIS COULD

YOUR AD! Call 301-627-0900 for a quote.

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

LEGALS

Midaro Investments 2024, LLC c/o Berman Legal Services 201 International Circle, Suite 190 Hunt Valley, Maryland 21030 Attorney for Plaintiff

ORDER OF PUBLICATION

Plaintiff,

John Ndunguru

The Estate of Ndunguru

Alice Ndunguru

AND

Prince George's County, Maryland

The Estate of Alice Ndunguru

State of Maryland

All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:

Account No: 07-2838621 known as: 17009 Federal Hill Ct Address of 17009 Federal Hill Court. Bowie, Maryland 20716

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND CIVIL DIVISION CASE NO.: C-16-CV-25-002136

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

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 28th day of April, 2025, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 23rd day of May, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 1st day of July, 2025, and redeem their respective property or answer the Complaint, or thereafter a Final Decree of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test: Mahasin El Amin, Clerk

149563 (5-1,5-8,5-15)

NOTICE

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

Ebony Minter 1015 Consideration Lane Hyattsville a/k/a Landover, MD

Defendant

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-006224

Notice is hereby given this 16th 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 16th 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 16th day of May, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$391,000.00. The property sold herein is known as 1015 Consideration Lane, Hyattsville a/k/a Landover, MD 20785.

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

(4-24,5-1,5-8)

149523

ORDER OF PUBLICATION

CORNELIUS STONE 4704 Ballad Drive Fort Washington, Maryland 20744

Plaintiff Vs.

Last known Resident Agent and Of-

7150 Columbia Gateway Drive, Building J Columbia, Maryland 21046

LIEN SOLUTIONS P.O. Box 29071 Glendale, California 01209

CT LIEN SOLUTIONS P.O. Box 29071 Glendale, California 01209

MANUFACTURERS AND TRADERS TRUST COMPANY AS SUCCES-SOR BY MERGER TO PROVIDENT BANK OF MARYLAND c/o CSC-Lawyers Incorporating Service Company Resident Agents 7 St. Paul Street, Suite 820 Baltimore, Maryland 21202

UCC DIRECT SERVICES P.O. Box 29071 Glendale, California 01209

UNKNOWN OWNER OF PROP-

Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive Map 054, Grid E3, Parcel 0000, Acct

No. 07-0764225 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

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

Largo, Maryland 20774 And all other persons having or claiming to have an interest in Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, Account Number 07-0764225

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-25-002137

secure the foreclosure of all rights of redemption in the following prop-erty, Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, Account Number 07-0764225 and assessed to Curtis Regency, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these

proceedings: Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, District 07, Map 05r, Grid E3,

Parcel 0000, Acct No.: 0764225 The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

a Complaint has elapsed.

It is thereupon this 28th day of April, 2025, by the Circuit Court for Prince George's County,

ORDERED, that notice be given Order in some newspaper having a general circulation once a week for three successive weeks, before the 23rd day of May, 2025, warning all persons interested in said property to be and appear in this Court by the 1st day of July, 2025, to redeem the property, Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, Account Number 07-0764225, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, CORNELIUS STONE, a

brances, except for ground rents. MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

title free and clear of all encum-

True Copy—Test: Mahasin El Amin, Clerk 149564 (5-1,5-8,5-15)

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CURTIS REGENCY, LLC

C/o David Priddy,

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

9017 50TH PLACE COLLEGE PARK, MD 20740

By authority contained in a Deed of Trust dated September 16, 2016 and recorded in Liber 38691, Folio 126, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,108.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 2072 [Front of Main St., press of Prince George's County, 14735 Main St., press of Prince George's County MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 27, 2025 AT 11:30 AM

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

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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

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

2743 WOODLAKE ROAD

BOWIE, MD 20721

By authority contained in a Deed of Trust dated November 7, 2006 and

recorded in Liber 26763, Folio 131, among the Land Records of Prince

George's County, Maryland, with an original principal balance of \$582,500.00, and an interest rate of 2.000%, default having occurred

thereunder, the Substitute Trustees will sell at public auction at the Cirit Court for Prince George's County, 14735 Main St., Upper Marlboro

MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-

plex--If courthouse is closed due to inclement weather or other emer-

gency, sale shall occur at time previously scheduled, on next day that

MAY 27, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-

Terms of Sale: The property will be sold "as is" subject to any condi-

tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$47,000.00 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,

ment is delayed for ANY reason, there shall be no abatement of interest

or taxes. All private utility, water and sewer facilities charges, front foot

benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation

taxes, and all other costs incident to settlement, shall be borne by pur-

chaser. Purchaser shall be responsible for obtaining physical possession

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the

terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who

agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any

paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer

determines that the sale should not have occurred, the sale shall be null

and void, and purchaser's sole remedy shall be the return of deposit

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

said Deed of Trust. The property is improved by a dwelling.

with interest at the note rate from date of sale to settlement.

(5-8,5-15,5-22)

149556

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**

6712 CHATHAM PARK DRIVE **BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated September 30, 2013 and recorded in Liber 35345, Folio 343, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$646,478.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that

MAY 27, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$61,000.00 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 posse

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

<u>149557</u>

(5-8,5-15,5-22)

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

1211 DOEWOOD LANE CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated June 30, 2023 and recorded in Liber 49018, Folio 17, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$387,600.00, and an interest rate of 6.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Ciriit 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

MAY 27, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$38,000.00 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. ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not 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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

> > > (5-8,5-15,5-22)

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

3911 CLAIRTON DRIVE BOWIE, MD 20721

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24661, Folio 609, modified by Loan Modification Agreement recorded on March 17, 2022, at Liber No. 47297, Folio 116, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$507,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 27, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$34,000.00 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

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

149558 (5-8,5-15,5-22)

Danielle M. Cruttenden, Esq McNamee Hosea 888 Bestgate Road, Ste 402 Annapolis, MD 21401 410-266-9909

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NEIL DAVID WILLAMSON**

Notice is given that Judith A. Davis, whose address is 7728 Hanover Parkway, #302, Greenbelt, MD 20770, was on March 11, 2025 appointed Personal Representative of the estate of Neil David Williamson who died on February 18, 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 11th day of eptember, 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 ob-tained from the Register of Wills.

JUDITH A. DAVIS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729 Estate No. 136614

(5-8,5-15,5-22)149577

Michaela C. Muffoletto Neuberger, Quinn, Gielen, Rubin & Gibber, P.A. One South Street, 27th Floor

Baltimore, Maryland 21202 410-332-8534 NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NARESH SINGH MANN Notice is given that Narinder

Singh Mann, whose address is 8630 Far Fields Way, Laurel, Maryland 20723, was on April 24, 2025 appointed Personal Representative of the estate of Naresh Singh Mann, who died on December 20, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of October, 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 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 nopublished holde or other written ho-tice, notifying the creditor that the claim will be barred unless the cred-itor 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.

NARINDER SINGH MANN Personal Representative

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

Estate No. 136977

(5-8,5-15,5-22)

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149559

of the property.

without interest

(5-8,5-15,5-22)

Andrea B. Baddour 10735 Town Center Blvd, Suite 4 Dunkirk, Maryland 20754 301-494-2108

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

IN THE ESTATE OF EDWINA JOAN HUFF CEPEDA

Notice is given that Joanna L. Cepeda, whose address is 2511 Ralph Ellison Way NE, Washington, DC 20019, was on April 24, 2025 appointed Personal Representative of the estate of Edwina Joan Huff Cepeda who died on February 21, 2025 with a will.

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

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

of Wills with a copy to the under-signed on or before the earlier of the following dates:

decedent's death; or

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.

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

Personal Representative

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

Estate No. 136979 (5-8,5-15,5-22)

Michelle D. Lee 10605 Concord St, Ste 420 Kensington, MD 20895 240-530-8018

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON HALL

Notice is given that Frank Hall, whose address is 950 Atlee Drive, Hyattsville, MD 20785, was on February 25, 2025 appointed Personal Representative of the estate of Sharon Hall, who died on October 1, 2023 without a will.

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

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

> FRANK HALL Personal Representative

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

Estate No. 131247 149586 (5-8,5-15,5-22)

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

GEORGE ALBERT BASSFORD, II

Notice is given that Thomas J

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on April 17, 2025 appointed Personal Representative of the estate of George Albert Bassford, II who died on June 23, 2023 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

(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

(2) Two months after the personal representative mails or otherwise

delivers to the creditor a copy of this

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

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable

thereafter. Claim forms may be ob-

THOMAS J. KOKOLIS, ESQUIRE

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

ORDER OF PUBLICATION

BY POSTING

In the Circuit Court for

Prince George's County, Maryland

Case Number: C-16-FM-22-000689

ORDERED, ON THIS 2nd day of

May, 2025, by the Circuit Court for

That the Defendant, Josef L Rat-

tiff, has filed a MOTION TO COMPEL DEFENDANT TO COOP-ERATE WITH PLAINTIFF IN THE REFINANCING PROCESS OR IN

THE ALTERNATIVE TO GRANT

UNILATERAL AUTHORIZATION TO PLAINTIFF TO SOLELY EXE-

CUTE REFINANCING PROCESS CONSISTENT WITH THE

COURT'S 12/19/23 ORDER nam-

ing him/her as the defendant and

stating that the Defendant's last

known address is: 145 Myers Av-

enue, Akron, OH 44305, and there-

ORDERED, that accordance with

Maryland Rule 2-122, that this Order shall published at least once

a week in each of three successive

weeks in one or more newspapers of general circulation published in

Prince George's County and pro-

vide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 1st day of June, 2025; and it is further;

ORDERED, that the plaintiff shall

mail, by <u>electronic mail</u> (e-mail), to the defendant's last known e-mail 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, JOSEF L RATCLIFF, IS HEREBY WARNED THAT FAIL-

URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE

THE **1st day of July, 2025**, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

Prince George's County MD:

Estate No. 131302

(5-8,5-15,5-22)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

DIANA RATCLIFF

JOSEF RATCLIFF

CERETA A. LEE

149592

VS.

other delivery of the notice.

the following dates

decedent's death; or

IN THE ESTATE OF

Patrick M. Klemz, Esq. 1100 Wayne Avenue - Suite 825 Silver Spring, Maryland 20910 240-963-3717

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROL RENEE CARTER

Notice is given that Richard Bruce Carter IV, whose address is 18512 Charity Lane, Accokeek, MD 20607, was on April 25, 2025 appointed Personal Representative of the estate of Carol Renee Carter, who died on August 20, 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 25th day of October, 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 obtained from the Register of Wills.

RICHARD BRUCE CARTER IV Personal Representative

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

Estate No. 137197

149587 (5-8,5-15,5-22)

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 ELIZABETH A. SOUTHERLAND

Notice is given that Thomas J. Kokolis, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850, was on April 17, 2025 appointed Personal Representative of the estate of Elizabeth A. Southerland who died on December 20, 2019 without a will.

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

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, 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, ESOUIRE Personal Representative

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

CERETA A. LEE

Estate No. 116730 (5-8,5-15,5-22)

149593 **LEGALS**

ORDER OF PUBLICATION **BY POSTING**

KIECIA COOPER

ASHLEY COOPER AND JOHN DOE

Prince George's County, Maryland Case Number: C-16-FM-24-007435 Other Reference Number(s): C-16-FM-24-007436; C-16-FM-24-00743

In the Circuit Court for

ORDERED, ON THIS 2nd day of May, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, JOHN DOE is hereby notified that the Plaintiff, has filed a Complaint for Custody-Third Party naming him/her as the defendant and stating that the Defendant Doe's last known address is: unknown, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JOHN DOE, 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 1st day of June, 2025; and it is further;

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

ORDERED, THAT THE DEFEN DANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 1st day of July, 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

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 JAMES ANTHONY RATCLIFF

Notice is given that Hellen Smith, whose address is 2351 N Williamson Blvd, Apt 1304, Daytona Beach, FL 32117-5208, was on April 24, 2025 appointed Personal Representative of the center of Large A sentative of the estate of James Anthony Ratcliff, who died on October 6, 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.

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 October, 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 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.

HELLEN SMITH Personal Representative

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

Estate No. 137176 149589 (5-8,5-15,5-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

SMALL ESTATE

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTEAU PAUL

Notice is given that Sonia F Paul, whose address is 3212 Castleleigh Rd, Beltsville, MD 20705, was on January 24, 2025 appointed personal representative of the small estate of Ruteau Paul, who died on December 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 represen-tative or the attorney.

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

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

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

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

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

Personal Representative

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

149569

The Prince George's Post

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NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

by contacting the personal representative or the attorney.

Wills on or before the 24th day of October, 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

(1) Six months from the date of the

(2) Two months after the personal

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

JOANNA L. CEPEDA

Prince George's County UPPER MARLBORO, MD 20773-1729

149578

AMENDED

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

FREDERICK LEVON WALK SR

Notice is given that Katrina Davis,

whose address is 3520 S. Pine Ave, Milwaukee, WI 53207, was on March 4, 2025 appointed personal representative of the small estate of

Frederick Levon Walk Sr, who died

on November 12, 2024 without a

Further information can be obtained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection to the appointment shall file their

objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons

having an objection to the probate of the will shall file their objections

with the Register of Wills within six

months after the date of publication

All persons having claims against

the decedent must serve their claims

on the undersigned personal representative or file them with the Reg-

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

(1) Six months from the date of the

(2) 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.

KATRINA DAVIS Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 136069

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

PRINCE GEORGE'S COUNTY

of this Notice.

decedent's death; or

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CORKY MCCORKLE

NOTICE TO UNKNOWN HEIRS

Notice is given that Timothy R Walsh, whose address is 1325 County Line Rd, York Springs, PA 17372, was on March 6, 2025 appointed personal representative the small estate of Corky McCorkle who died on October 11, 2024 with

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

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

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

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

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

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

TIMOTHY R WALSH Personal Representative

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

<u>149568</u>

UPPER MARLBORO, MD 20773-1729 Estate No. 136384

BY POSTING

KALIA FOSTER VANDYKE

PHILLIP VANDYKE

Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Six (6)-Month Separation and Irreconcilable Differences and stating that the Defendant's last known

published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George's County and provide proof of publication to the Court, and it is

order; and it is further

DANT, PHILLIP O VANDYKE, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR THE 29th day of June, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

> MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk (5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION

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

April, 2025, by the Circuit Court for Prince George's County MD:

address is: 3301 Hammond Rd, Raleigh, NC 27610, and therefore it

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

Prince George's County, MD

VS.

Case Number: C-16-FM-24-008545 ORDERED, ON THIS 30th day of

That the Defendant, Phillip O VanDyke is hereby notified that the Plaintiff, has filed a Complaint for

ORDERED, that this Order shall

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

ORDERED. THAT THE DEFEN-OTHER DEFENSE ON OR BEFORE

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

True Copy—Test: Mahasin El Amin, Clerk

True Copy—Test: Mahasin El Amin, Clerk 149554

(5-8,5-15,5-22)

SONIA F PAUL CERETA A. LEE

Upper Marlboro, MD 20773-1729 Estate No. 136077

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