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LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, OCTOBER 31, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 31, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL

CB-066-2023 (DR-2) - AN ACT CONCERNING LANDLORD-TENANT REGULATIONS - SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of amending provisions of the Prince George's County Code to require security surveillance at high occupancy dwellings and age restricted senior housing residences.

CB-067-2023 (DR-3) - AN ACT CONCERNING PROCUREMENT FORECAST, EMPLOYEE PERFORMANCE, AND OUTREACH FOR MINORITY BUSINESS ENTERPRISES AND SMALL BUSINESS ENTERPRISES for the purpose of requiring each agency to publish on its website its annual procurement forecast to inform the public of the County's procurements and increase minority and small enterprise participation in County procurements.

CB-071-2023 (DR-2) - AN ACT CONCERNING COUNTY CONTRACT EVALUATIONS for the purpose of providing transparency in the County's construction contracts that it awards each year with the County spending millions of dollars contracting for the procurement of construction services from private sector contractors; the prudent expenditure of public dollars has resulted in a County procurement process that has resulted in the selection of qualified and responsible contractors with most services being delivered in accordance with the terms of the contract; the contractor's hiring metrics, treatment of employees, and prior performance on contracts is of significant importance to the County; the purpose of these sections is to implement a contractor evaluation program and establish database(s) on contractor performance; and the contractor evaluation program will assure that contractors are routinely evaluated in accordance with approved criteria and that this evaluative data is catalogued and readily accessible to the County Council.

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown Clerk of the Council

145622 (10-19,10-26)

Serving Prince George's County Since 1932

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 14, 2023

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

9:00 A.M.

Notice is hereby given that on Tuesday, November 14, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-025-2023 - AN ORDINANCE CONCERNING NONRESIDENTIAL AND MIXED-USE FORM AND DESIGN STANDARDS - DONATION CONTAINERS for the purpose of amending the Nonresidential and Mixed Use Form and Design Standards of the Zoning Ordinance to prohibit placement of donation boxes for collection of household and personal items on the exterior property areas and associated parking areas.

10:00 A.M.

CB-068-2023 (DR-2) - AN ORDINANCE CONCERNING RMF-48 ZONE for the purpose of providing limitations on multifamily dwelling uses in the RMF-48 (Residential, Multifamily-48) Zone, and limiting the development of multifamily residential dwellings under the prior Ordinance, under certain specified circumstances.

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND Thomas E. Dernoga, Chair

ATTEST: Donna J. Brown Clerk of the Council

145761 (10-26,11-2)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Frederick Catoe Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000403

NOTICE is hereby given this 17th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 6309.94. The property sold herein is One 503,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145725 (10-26,11-2,11-9)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Geraldine A Bushell Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000412

NOTICE is hereby given this 17th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3221.02. The property sold herein is One 503,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145726 (10-26,11-2,11-9)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Ellis Stein and Kathryn A. Stein Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000421

NOTICE is hereby given this 17th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 5550.00. The property sold herein is One 600,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145727 (10-26,11-2,11-9)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Gerry W. Bowers and Joan Bowers Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003308

NOTICE is hereby given this 16th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 41,017.89. The property sold herein is One 308,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145705 (10-26,11-2,11-9)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Robert W. Duncan and Juanita Duncan Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000416

NOTICE is hereby given this 17th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 6947.26. The property sold herein is One 534,000/ 389,331,000 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145728 (10-26,11-2,11-9)

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Barbara M. Chavis and Randolph Chavis Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000417

NOTICE is hereby given this 17th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 2226.50. The property sold herein is One 385,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145729 (10-26,11-2,11-9)

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S ASSOCIATION, INC. Plaintiff

Gertrude R Allen Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000420

NOTICE is hereby given this 17th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 17th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 17th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 880.28. The property sold herein is One 190,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145730 (10-26,11-2,11-9)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Jacqueline Y. Woodson and Stephanie M. Downing Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003277

NOTICE is hereby given this 16th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 16th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 16th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 31,955.36. The property sold herein is One 272,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 145706 (10-26,11-2,11-9)





**LEGALS**

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

**SUBSTITUTE TRUSTEES' SALE OF VALUABLE  
IMPROVED REAL ESTATE  
Improved by premises known as**

**12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772**  
By virtue of the power and authority contained in a Deed of Trust from GLENDI A. CONTRERAS-CRUZ, dated April 27, 2018 and recorded in Liber 40848 at Folio 20 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**FRIDAY, NOVEMBER 3, 2023**

**AT 3:00 P.M.**

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHTEEN (18), IN A SUBDIVISION KNOWN AS "PHELPS SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARLBORO, MD 20772.  
TAX ID #: 15-3641412.  
TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

**\*\*\*THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS\*\*\***

**TERMS OF SALE:** A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

**JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,  
AND ERICA T. DAVIS**  
Substitute Trustees, by virtue of Instrument recorded  
among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer**  
14804 Main Street  
Upper Marlboro, MD 20772  
Phone#: 301-627-1002  
Auctioneer's Number # A00116

145613 (10-19,10-26,11-2)

**LEGALS**

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

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

**8603 MAGNOLIA STREET  
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Edna N. Christopher aka Edna Ngozi Christopher, dated March 2, 2007, and recorded in Liber 27533 at folio 210 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

**NOVEMBER 7, 2023**

**AT 9:30 AM**

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

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

**Terms of Sale:** A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-604213)

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

145616 (10-19,10-26,11-2)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

**TUESDAY, NOVEMBER 7, 2023**

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

**10:00 A.M.**

Notice is hereby given that on Tuesday, November 7, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL BILLS**

**CB-058-2023 – AN ACT CONCERNING SERVICE OF PROCESS FOR ANTLITTER AND WEED ORDINANCE VIOLATIONS** for the purpose of amending the service of process for antilitter and weed violations.

**CB-075-2023 (DR-2) – AN ACT CONCERNING THE REAL ESTATE APPRAISAL BIAS BAN OF 2023** for the purpose of establishing a ban on real estate appraisal bias in Prince George's County.

**CB-076-2023 (DR-2) – AN ACT CONCERNING REVISION OF THE FAIR ELECTION FUND** for the purpose of revising language of the Fair Election Fund in order to provide greater clarity.

**CB-078-2023 (DR-2) – AN ACT CONCERNING POLICE DEPARTMENT TOWING CONTRACTS** for the purpose of providing certain legislative intent; providing certain definitions; providing for certain bid, contract, and subcontract requirements; providing for certain bid, contract, and subcontract reporting; and generally regarding Police Department towing contracts.

**CB-080-2023 (DR-2) – AN ACT CONCERNING VACANT PROPERTY REGISTRY PROGRAM** for the purpose of establishing a Vacant Property Registry Program applying to unmaintained vacant residential, commercial, and industrial dwellings and buildings located in the County; providing for certain definitions; providing for the applicability of the provisions of this Division; providing for the designation of unmaintained vacant dwellings and buildings; providing for certain inspections of certain dwellings and buildings; providing for a certain fine; providing for certain exemptions; providing for a right to appeal; providing for an annual report; and generally regarding vacant dwellings and buildings.

**CB-082-2023 – AN ACT CONCERNING GROCERY STORE TAX CREDITS** for the purpose of increasing both real and personal tax credits for eligible grocery stores within the designated healthy food priority areas.

**CB-088-2023 (DR-3) – AN ACT CONCERNING CANNABIS REINVESTMENT AND RESTORATION BOARD** for the purpose of creating the Cannabis Reinvestment and Restoration Board; providing for the purpose, membership, terms and compensation of members, appointment of a chair, meeting standards, and duties of Cannabis Reinvestment and Restoration Board; establishing the Community Reinvestment and Repair Special Revenue Fund for the purpose of receiving funds from the State Community Reinvestment and Repair Fund; providing that the Fund shall be a special, non-lapsing fund; establishing the purpose of the Fund; and generally relating to the Cannabis Reinvestment and Reparations Board.

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

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

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

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

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

**ATTEST:**  
Donna J. Brown  
Clerk of the Council

145759 (10-26,11-2)

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

**LEGALS**

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

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

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

You must reclaim these vehicles by: **11/07/2023.**

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

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

2012	NISSAN	MURANO	DC	FM4278	JN8AZ1M44CW233187
2005	FORD	E-350	MD	9FM4278	1FTSE34L85HB10271
2011	GMC	SAVANA	DC	JA6296	1GTW7FBA8B1145007
1988	CHEVROLET	CORVETTE	MD	2ES4093	1G1YY3188J5113466
2004	TOYOTA	SEQUOIA	MD	5EZ6294	5TDBT44A44S226698
2007	DODGE	CARAVAN	VA	UDF6291	2D4GP44L27R150698
2016	FORD	FUSION	VA	VVWH2044	3FA6P0H77GR216984
2010	FORD	EXPEDITION			1FMJK1J57AEB65610

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

2006	DODGE	CHARGER	MD	9ED2091	2B3KA53H46H233888
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145762 (10-26)

**LEGALS**

**COUNTY COUNCIL HEARINGS**

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

**TUESDAY, NOVEMBER 14, 2023**

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

**10:00 A.M.**

Notice is hereby given that on Tuesday, November 14, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearings:

**COUNCIL RESOLUTION**

**CR-099-2023 – A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2024 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT** for the purpose of amending the Prince George's County Fiscal Year ("FY") 2024 Annual Action Plan for Housing and Community Development by adding eligible Community Development Block Grant ("CDBG") Program activities not originally funded or described in the FY 2024 Annual Action Plan, and the reprogramming and reallocation of one million, twenty thousand dollars (\$1,020,000) in Community Development Block Grant ("CDBG") funds from the County FY 2019, FY 2020, FY 2021, FY 2022, and FY 2023 Annual Action Plans funds to support the activities.

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

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

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

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

**BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND**  
Thomas E. Dernoga, Chair

**ATTEST:**  
Donna J. Brown  
Clerk of the Council

145760 (10-26,11-2)

**Your Newspaper of Legal Record  
301-627-0900**

**LEGALS**

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

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

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

You must reclaim these vehicles by: **11/08/2023.**

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

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

2012	PETERBILT	386	VA	YA55673	1XPHDP9X2CD165723
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**CHARLEY'S CRANE SERVICE  
8913 OLD ARDMORE RD  
LANDOVER, MD 207850  
301-773-7670**

2005	CHEVROLET	AVALANCHE	VA	UGS5758	3GNEK12Z25G242252
1988	LINCOLN	TOWN CAR	MD	2113Z7	1LNBM82F5Y721197
2006	CADILLAC	DTS			1G6KD57Y96U182078

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

2003	MERCEDES-BENZ	E-CLASS	MD	3EFM72	WDBUF65JX3A128117
	INFINITY	G33			1NKCV64E49M605747
2004	NISSAN	ALTIMA			1N4AL11D24C136644
2014	BMW	X3	MD	7DX3050	5UXWX9C53E0D25736
2000	SATURN	LS1			1G8JU52F0Y648162
2007	FORD	F-150	VA	B21663	1FTRX14W67FB62410
2005	JEEP	LIBERTY			1J4GL48K75W544206
1998	GMC	SUBURBAN			1GKFK16R8WJ700856
2012	FORD	E-250			1FTNE2EW3CD20047
2007	NISSAN	ALTIMA	VA	UBL7810	1N4AL21E37N487926

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

2012	CHEVROLET	SILVERADO	MD	6ED0214	1GCNCPXXCZ228213
2003	CHEVROLET	S10			1GCDT13XX3K165960
2013	FORD	EXPOLORER	MD	7DP8668	1FM5K8GTIDGC47339

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

2005	CHEVROLET	AVALANCHE			3N1CN7AP7GL849481
2003	CHEVROLET	SILVERADO	MD	5FG8395	1GCHK29U03E288835

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

1999	FORD	E-350			1FDWE37L1XHA98217
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145763 (10-26)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
James Charles Carroll  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003320**

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 65,518.30. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145637 (10-19,10-26,11-2)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Paul Cramer  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003329**

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 17,409.94. The property sold herein is One 174,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145638 (10-19,10-26,11-2)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
John Brobson and Kay S. Alexander  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003312**

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 5,607.12. The property sold herein is One 105,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145661 (10-19,10-26,11-2)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
John H. Sanderlin and Geraldine Sanderlin  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003365**

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 3,822.97. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145662 (10-19,10-26,11-2)

**LEGALS**

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Calvin A. Cherry  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003322**

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 20,795.56. The property sold herein is One 250,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145663 (10-19,10-26,11-2)

**NOTICE OF REPORT OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.  
Marcia Ann Boyd  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003409**

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 49,105.18. The property sold herein is One 700,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN  
Clerk of the Circuit Court for Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145664 (10-19,10-26,11-2)

# The Prince George's Post

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**LEGALS**

Kevin L Stemple  
Yates Campbell LLP  
4165 Chain Bridge Road  
Fairfax, Virginia 22030  
703-273-4230

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KAREN WASHINGTON**  
A/K/A KAREN SETORIA  
WASHINGTON

Notice is given that Elleecia Smith, whose address is 6677 Spring Mill Circle, Gwynn Oak, Maryland 21207, was on October 3, 2023 appointed Personal Representative of the estate of Karen Washington a/k/a Karen Setoria Washington, who died on July 26, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of April, 2024.

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

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

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

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

ELLEECIA SMITH  
Personal Representative

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

Estate No. 130629  
145592 (10-12,10-19,10-26)

**LEGALS**

Lindsey W Duvall  
P.O. Box 4  
Odenton, MD 21113  
410-721-1660

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RUSSELL K GARDNER, II**

Notice is given that Deborah Harrison, whose address is 8338 Harrison Blvd., Chesapeake Beach, Maryland 20732, was on September 18, 2023 appointed Personal Representative of the estate of Russell K Gardner, II who died on July 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of March, 2024.

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

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

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

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

DEBORAH HARRISON  
Personal Representative

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

Estate No. 130698  
145600 (10-12,10-19,10-26)

**ORDER OF PUBLICATION**

JEROME M. ZANELOTTI and  
DOMINICK JEROME ZANELOTTI  
13515 Youngwood Turn  
Bowie, MD 20715

Plaintiffs,

v.

THE TESTATE AND INTESTATE  
SUCCESSORS OF  
RICARDO A. CASALS, SR.,  
BELIEVED TO BE DECEASED,  
AND ALL PERSONS CLAIMING  
BY, THROUGH, OR UNDER  
RICARDO A. CASALS, SR.

Defendant

**In the Circuit Court for  
Prince George's County, Maryland  
Case No.  
C-16-CV-23-004257**

This is to give notice that on September 14, 2023, a complaint was filed in the Circuit Court for Prince George's County by the Plaintiff against the Defendant whose last known address was 13515 Youngwood Turn, Bowie, MD 20715. The petition alleges in substance that the plaintiff has acquired ownership of the real property known as: 13515 Youngwood Turn, Bowie, MD 20715 and that Ricardo A. Casals, Sr. no longer has any interest in the said real property.

The relief prayed in the petition is substantially as follows: that title to said parcel of land be quieted in their name against the adverse claims of defendant and that they be awarded their associated fees and costs

Whereupon, it is ordered by the Circuit Court for Prince George's County this 4th day of October, 2023, that the Plaintiff cause a copy of this order to be inserted in a newspaper of general circulation published in Prince George's County, once a week in each of three successive weeks, before the 27th day of October, 2023, giving notice to the said Defendant of the object and substance of the complaint and warning him that his response must be filed no later than November 13th, 2023 and that if he fails to file a timely response judgment by default may be entered against him, or the relief sought may be granted.

Whereupon, it is ordered by the Circuit Court for Prince George's County, once a week in each of three successive weeks, before the 27th day of October, 2023, giving notice to the said Defendant of the object and substance of the complaint and warning him that his response must be filed no later than November 13th, 2023 and that if he fails to file a timely response judgment by default may be entered against him, or the relief sought may be granted.

ELLEECIA SMITH  
Personal Representative

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

Estate No. 130629  
145592 (10-12,10-19,10-26)

**LEGALS**

Corinne G. Rosen, Esq.  
PO Box 493  
Rockville, Maryland 20848-0493  
301-460-4599

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**FEDERICO SOLORZANO**

Notice is given that Joel A. Solorzano, whose address is 12409 Barbara Road, Silver Spring, Maryland 20906, was on September 7, 2023 appointed Personal Representative of the estate of Federico Solorzano, who died on July 4, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of March, 2024.

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

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

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

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

JOEL A. SOLORZANO  
Personal Representative

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

Estate No. 130580  
145601 (10-12,10-19,10-26)

**LEGALS**

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
BEFORE THE REGISTER  
OF WILLS**

**IN THE ESTATE OF:  
WILLIE R JONES  
AKA: WILLIE ROOSEVELT JONES  
ESTATE NO: 129447**

**PUBLIC NOTICE  
TO CAVEAT**

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Veronica Jones, 7216 East Kilmer Street, Hyattsville, MD 20785 - Daughter, challenging the will dated May 14, 2022. You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

145648 (10-19,10-26)

**NOTICE**

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

Delores J. Ernandez,  
a/k/a Delores Jadine Ernandez

AND

Brion D. Parker

5924 Beacon Hill Place  
Capitol Heights, MD 20743  
Defendants

**In the Circuit Court for Prince  
George's County, Maryland  
Case No. C-16-CV-23-002767**

Notice is hereby given this 6th day of October, 2023, 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 6th day of November, 2023, 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 6th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$208,000.00. The property sold herein is known as 5924 Beacon Hill Place, Capitol Heights, MD 20743.

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145581 (10-12,10-19,10-26)

**ORDER OF PUBLICATION  
LATAYA BYRD**

PLAINTIFF

v.

ROSETTA H. FRANCIS

AND

WILLIAM F. FRANCIS

AND

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

23010 BOOKER WASHINGTON  
AVENUE  
AQUASCO, MD 20608

AND

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

AND

UNKNOWN OWNERS OF THE  
PROPERTY:

23010 BOOKER WASHINGTON  
AVENUE  
AQUASCO, MD 20608

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

Defendants

**In the Circuit Court for  
Prince George's County,  
Maryland  
CASE NO.:  
C-16-CV-23-003218**

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 12.13.14. 15, 11,558.0000 Sq.Ft. Cedar Haven Blk 8, Assmt \$12,433, Lib 03660, Fl 015, tax account no. 08-0833418, Deed ref. 3660/015 and assessed to Rosetta H. Francis and William F. Francis.

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 3rd day of October, 2023, 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 27th day of October, 2023, warning all persons interested in the property to appear in this Court by the 5th day of December, 2023, 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  
145578 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KEVON CLARKE**

Notice is given that Rockeisha Woods, whose address is 5921 Plata Street, Clinton, MD 20735, was on September 11, 2023 appointed Personal Representative of the estate of Kevon Clarke, who died on October 16, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of March, 2024.

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

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

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

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

ROCKEISHA WOODS  
Personal Representative

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

Estate No. 130330  
145593 (10-12,10-19,10-26)

**PRINCE GEORGE'S COUNTY  
GOVERNMENT**

**Board of License  
Commissioners**

(Liquor Control Board)

REGULAR SESSION

NOVEMBER 1, 2023

1. t/a De Ranch Restaurant, Paschal Agubuzo, President, Secretary, Treasurer, Class B, Beer, Wine and Liquor, De Revolution 2000, Inc., 3511 Maryland Avenue, Cheverly, Maryland 20785. - Request for a Special Entertainment Permit.

2. t/a Balkonie, Sil N. Muds, Member-Manager, Class B(BLX), Beer, Wine and Liquor, Balkonie Restaurant Group, LLC, 6323 Greenbelt Road, Berwyn Heights, Maryland 20740. - Request for a Special Entertainment Permit.

3. t/a Tempoo Restaurant, Tajadeen Adubakar, Owner, Class B, Beer, Wine and Liquor, Remi and Associates, LLC, 9424 Annapolis Road, Lanham, Maryland 20706. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

4. Valery Azeh, Member, Njukang Asong, Member, t/a Spectrum Lounge, 10601 Baltimore Avenue, Beltsville, Maryland 20705, Class B, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law. To wit; on Saturday, September 9, 2023, at approximately 3:15 am, Inspector Tredway of the Prince George's County Board of License Commissioners entered Spectrum Lounge, located at 10601 Baltimore Avenue, Beltsville, MD 20705. The establishment should have been closed at 3:00 am. While inside, Inspector Tredway noticed patrons consuming alcohol and alcohol on tables in front of patrons. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

5. Martha Moscoso Managing-

**LEGALS**

Member, t/a El Rodeo Restaurant, 6258 Kenilworth Avenue Riverdale Park, Maryland 20737, Class D(R), Beer and Wine, is summoned to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law. To wit; on Saturday, September 9, 2023, at approximately 2:55 am, Inspectors Price and Hamilton of the Prince George's County Board of License Commissioners entered El Rodeo, located at 6258 Kenilworth Avenue, Riverdale, MD 20737. The establishment should have been closed at 2:00 am. While inside, Inspectors Price and Hamilton noticed patrons with beer bottles in their hands and on tables. All alcoholic beverages should have been removed from the possession of all patrons and tables by 2:00 am. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

6. Jorge A. Vasquez, President, Secretary, Treasurer, t/a Emily's Restaurant, 2065 D&E University Blvd., Hyattsville, Maryland 20783, Class B, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law. To wit; on or about Sunday, September 10, 2023, at approximately 3:10 a.m., Inspectors Clinkscale and Johnson of the Prince George's County Board of License Commissioners entered Emily's Restaurant located at 2065 University Blvd., Hyattsville, MD, 20783. The establishment should have been closed at 3:00 am. While inside, Inspectors Clinkscale and Johnson noticed patrons with alcoholic beverages on tables in front of them and a waitress serving beers to patrons at a table. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

7. Wilson E. Ceron-Jacome, President, Secretary, Treasurer, Luvia A. Ceron, Vice President, t/a Rancho Rio Bravo, 2031-C University Blvd., Hyattsville, Maryland 20783, Class B, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law. To wit; on or about Saturday, September 9, 2023, at approximately 2:45 a.m., Inspectors Clinkscale and Johnson of the Prince George's County Board of License Commissioners entered Rancho Rio Bravo located at 2031-C University Blvd., Hyattsville, MD, 20783. The establishment should have been closed at 2:00 am. While inside, Inspectors Clinkscale and Johnson noticed patrons consuming alcohol and alcohol on tables in front of patrons. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

8. Meral Kantar, Member, Selim Kantar, Managing Member, t/a Remington's Restaurant of Beltsville, 11500 Baltimore Avenue, Beltsville, Maryland 20705, Class BL(R), Beer, Wine and Liquor, is summoned to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law. To wit; on Saturday, September 9, 2023, at approximately 2:25 am, Inspector Tredway of the Prince George's County Board of License Commissioners entered Remington's Restaurant of Beltsville, located at 11500 Baltimore Avenue, Beltsville, MD 20705. The establishment should have been closed at 2:00 am. While inside, Inspector Tredway noticed patrons consuming alcohol, which was after the permitted time. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

9. Andrew Wiley, President, t/a Baden Grocery, 16709 Brandywine Road, Brandywine, Maryland 20613, Class DW(R), Beer and Wine, is summoned to show cause for an alleged violation of R.R. NO. 6 - Drinking or Possession of Alcoholic Beverages not Authorized Under License and R.R. NO. 11 - Purchases, by Authorized Retailer of the Rules and Regulations for Prince George's County. To wit; on Thursday, August 24, 2023, at approximately 3:30PM, Inspector Pascual entered Baden Grocery located at 16709

Brandywine Road, Brandywine MD 20613, and observed 5 bottles of wine containing 16% of alcohol which for this license is only authorized to sell 15.5% or lower. Additionally, no invoices were provided as evidence of any purchase for the alcohol. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Benjamin Rupert, Esquire.

10. Tao Li, President, t/a Latao-Sushi Cuisine, 8700 Baltimore Avenue, Suite A & B College Park, Maryland 20740, Class B(BLX), Beer, Wine and Liquor, is summoned to show cause for an alleged violation R.R. No. 11 Purchases by authorized retailer. No license holder shall purchase any alcoholic beverages except from a duly licensed manufacturer or wholesaler and RR#35 Trade Name: The Board of License Commissioners shall approve the trade name of the licensed premises. To wit; on or about Sunday, September 21, 2023, at approximately 1:30 p.m., Inspector Golato of the Prince George's County Board of License Commissioners conducted a Routine Inspection at the licensed premises, located at 8700 Baltimore Avenue, Suite A & B, College Park, MD 20740. Inspector Golato noticed the sign located on the outside of the establishment was different from the name on the license. Additionally, while inside the establishment Inspector Golato noticed 10 open alcohol bottles sitting on a countertop. The manager Mr. Zheng, admitted he purchased them from LAX Wine, Spirits and Bistro. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

11. Moises Juan Ramirez, President, t/a Mexico Lindo Restaurant of Maryland, 5652 Annapolis Road, Bladensburg, Maryland 20720, Class B(R), Beer, Wine and Liquor, is summoned to show cause for an alleged violation of RR #9, No licensee, his/her agent, or employee shall allow consumption or possession of alcoholic beverages by patrons on the licensed premises during the hours when such sales or consumption is not allowed by law and RR #32 Inspections: (Uncooperative) All license holders, their agents and employees, must cooperate with representatives of the Board of License Commissioners of the Rules and Regulations for Prince George's County. To wit; on Saturday, August 26, 2023, at approximately 3:23am, Inspector Pascual, entered Mexico Lindo Restaurant of Maryland located at, 5651 Annapolis Road, Bladensburg MD 20710. While conducting Entertainment Inspections, he noticed 20 people inside drinking alcoholic beverages. The establishment should have closed at 3:00am and no patrons should have been drinking alcoholic beverages. Inspector Pascual asked the manager his name and to sign the violation report. The manager refused to sign the report and also, he refused to provide his name. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

12. Samuel Umazor, President, Secretary, Treasurer, t/a Pollo Sabroso, 4400 Rhode Island Avenue N. Brentwood, Maryland 20722, Class B(AE), Beer, Wine and Liquor, is summoned to show cause for an alleged violation of 26-1903, a licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit: On Friday, August 4, 2023, at approximately 11:24pm, Inspectors Farmer-Johnson and Clinkscale, entered Pollo Sabroso, located at, 4400 Rhode Island Avenue, N. Brentwood MD 20722. While conducting Entertainment Inspections, they noticed two DJs at a DJ table playing music, which is considered changing the mode of operation because the establishment does not have an Entertainment Permit. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, November 1, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email [BLC@co.pg.md.us](mailto:BLC@co.pg.md.us) to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:  
Terence Sheppard  
Director  
October 17, 2023

145731 (10-26)

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

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHELLE A CAVINESS**

Notice is given that Aaron Thomas, whose address is 3906 Kae Court, Fort Washington, MD 20744, was on June 13, 2023 appointed Personal Representative of the estate of Michelle A Caviness, who died on March 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 2023.

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.

AARON THOMAS  
Personal Representative

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

Estate No. 129056

145604 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LIBBIE IRIS WOODARD**

Notice is given that Phillip Nicholas Durham, whose address is 307 Tartan Green Court, Joppa, MD 21085, was on September 29, 2023 appointed Personal Representative of the estate of Libbie Iris Woodard, who died on June 16, 2021 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of March, 2024.

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

PHILLIP NICHOLAS DURHAM  
Personal Representative

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

Estate No. 130846

145611 (10-12,10-19,10-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GEORGE FRANCIS HICKEY JR**

Notice is given that George Hickey, whose address is 12482 Turtle Dove Place, Waldorf, MD 20602, was on July 7, 2023 appointed Personal Representative of the estate of George Francis Hickey Jr, who died on May 24, 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 7th day of January, 2024.

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

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

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

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

GEORGE HICKEY  
Personal Representative

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

Estate No. 129769

145595 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**NORMA T STEVENSON**

Notice is given that Anthony Stevenson, whose address is 108 Spoon Court, Yorktown, VA 23693, was on June 23, 2023 appointed Personal Representative of the estate of Norma T Stevenson, who died on May 30, 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 23rd day of December, 2023.

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.

ANTHONY STEVENSON  
Personal Representative

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

Estate No. 129702

145596 (10-12,10-19,10-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**YVONNE ADELE VAUGHAN**

Notice is given that Nicole T Vaughan, whose address is 608 Ingham St NE, Washington, DC 20011, was on September 29, 2023 appointed Personal Representative of the estate of Yvonne Adele Vaughan, who died on July 21, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of March, 2024.

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

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

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

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

NICOLE T VAUGHAN  
Personal Representative

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

Estate No. 130596

145597 (10-12,10-19,10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KERRIS ANN-MARIE JENNINGS**

Notice is given that Kimberly Harris, whose address is 7716 Acrocomia Drive, Hanover, MD 21076, was on September 28, 2023 appointed Personal Representative of the estate of Kerris Ann-Marie Jennings, who died on July 26, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2024.

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

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

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

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

KIMBERLY HARRIS  
Personal Representative

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

Estate No. 130243

145598 (10-12,10-19,10-26)

**LEGALS**

**ORDER OF PUBLICATION**

RONDELL ROSS

PLAINTIFF

v.

BOWIE DEVELOPMENT  
COMPANY

AND

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

0 8TH STREET  
BOWIE, MD 20715

AND

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

AND

UNKNOWN OWNERS OF THE  
PROPERTY:

0 8TH STREET  
BOWIE, MD 20715

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

Defendants

**In the Circuit Court for Prince  
George's County,  
Maryland  
CASE NO.:**

**C-16-CV-23-004612**

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 Lots 36,37,38(STR Lot 39 Fr #158 3467 to #2970911 F OR 96-97), 7,500.0000 Sq.Ft. Bowie Bk 41, Assmt \$300, Lib 03555, Fl 788, tax account no. 14-1583467, Deed ref. 3660/015 and assessed to Bowie Development Company.

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 10th day of October, 2023, 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 3rd day of November, 2023, warning all persons interested in the property to appear in this Court by the 12th day of December, 2023, 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  
145624 (10-19,10-26,11-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CHARLENE KIMBROUGH**

Notice is given that Jerome J Carter, whose address is 10711 Bickford Avenue, Clinton, MD 20735, and Carlton Carter, whose address is 35 Puritan Place, Stafford, VA 22554, were on September 5, 2023 appointed Co-Personal Representatives of the estate of Charlene Kimbrough, who died on July 20, 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 5th day of March, 2024.

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

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

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

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

JEROME J CARTER  
CARLTON CARTER  
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. 130478

145599 (10-12,10-19,10-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOUISE J HOPSON**

Notice is given that Brian A Jennings, whose address is 6806 Eldridge Street, Hyattsville, MD 20784, was on September 28, 2023 appointed Personal Representative of the estate of Louise J Hopson, who died on February 24, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of March, 2024.

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

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

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

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

BRIAN A JENNINGS  
Personal Representative

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

Estate No. 130513

145602 (10-12,10-19,10-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**BESSIE MARIE PRINGLE**

Notice is given that Connie Brown, whose address is 13541 Burton Street, Oak Park, Michigan 48237, was on September 25, 2023 appointed Personal Representative of the estate of Bessie Marie Pringle, who died on July 24, 2023 with a will.

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

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

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

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

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

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

CONNIE BROWN  
Personal Representative

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

Estate No. 130783

145603 (10-12,10-19,10-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EARL LEVI PINKNEY SR**

Notice is given that Gerrick Pinkney, whose address is 7511 Bryantown Lane, Brandywine, MD 20613, was on September 5, 2023 appointed Personal Representative of the estate of Earl Levi Pinkney Sr, who died on August 29, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of March, 2024.

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

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

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

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

GERRICK PINKNEY  
Personal Representative

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

Estate No. 130538

145594 (10-12,10-19,10-26)

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

**1111 DANBURY DRIVE  
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated June 8, 2016 and recorded in Liber 38450, Folio 448 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$615,000.00 and an adjustable interest rate of 5.869%, 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 **NOVEMBER 7, 2023 AT 11:42 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$37,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 456034)

Richard E. Solomon, et al.,  
Substitute Trustees

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145640 (10-19,10-26,11-2)

**LEGALS**

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www.cgd-law.com/sales

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

**5003 ADDISON ROAD  
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated May 21, 2007 and recorded in Liber 28692, Folio 157 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$370,500.00 and an adjustable interest rate of 6.1500%, 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 **NOVEMBER 7, 2023 AT 11:44 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458665)

Richard E. Solomon, et al.,  
Substitute Trustees

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145641 (10-19,10-26,11-2)

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www.cgd-law.com/sales

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

**4718 ENGLISH COURT  
SUITLAND, MD 20746**

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, 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 **NOVEMBER 7, 2023 AT 11:46 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 454612)

Richard E. Solomon, et al.,  
Substitute Trustees

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145642 (10-19,10-26,11-2)

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

**1836 METZEROTT ROAD APT 1424  
ADELPHI, MD 20783**

By authority contained in a Deed of Trust dated May 23, 2006 and recorded in Liber 26424, Folio 644 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on July 21, 2014, in the Land Records of Prince George's County at Liber No. 36177, Folio 335, with an original principal balance of \$142,500.00, 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 **NOVEMBER 7, 2023 AT 11:48 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$8,700.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459684)

Richard E. Solomon, et al.,  
Substitute Trustees

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145643 (10-19,10-26,11-2)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MARYLAND 21090  
www.cgd-law.com/sales

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

**7800 GREENBROOK DRIVE  
GREENBELT, MD 20770**

By authority contained in a Deed of Trust dated February 26, 2007 and recorded in Liber 27372, Folio 080 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$383,670.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 7, 2023 AT 11:52 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$42,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458305)

Richard E. Solomon, et al.,  
Substitute Trustees

 **ALEX COOPER**  
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838  
www.alexcooper.com

145645 (10-19,10-26,11-2)

**LEGALS**

**COHN, GOLDBERG & DEUTSCH, LLC**  
1099 WINTERSON ROAD, SUITE 301  
LINTHICUM HEIGHTS, MARYLAND 21090  
www.cgd-law.com/sales

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

**9116 BRIARCHIP STREET  
LAUREL, MD 20708**

By authority contained in a Deed of Trust dated June 5, 2008 and recorded in Liber 29762, Folio 121 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **NOVEMBER 14, 2023 AT 11:39 AM**

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and 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" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459923)

Richard E. Solomon, et al.,  
Substitute Trustees

 **ALEX COOPER**  
auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838  
www.alexcooper.com

145724 (10-26,11-2,11-9)

**LEGALS**

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

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

7651 SOUTH ARBORY LANE  
LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Elizabeth Chungong aka Elizabeth Chungong Katta, dated April 26, 2006, and recorded in Liber 25177 at folio 212 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

NOVEMBER 7, 2023  
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$23,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604820)

LAURA H.G. O'SULLIVAN, ET AL.,  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland  
145617 (10-19,10-26,11-2)

**TOWN OF CHEVERLY  
NOTICE OF PUBLIC HEARING  
REGARDING LOWERING THE VOTING AGE TO 16 YEARS**

Notice is hereby given that on November 9, 2023, the Council of The Mayor and Town Council of Cheverly (the "Town") will hold a public hearing to receive resident testimony on amending Article V section § C-18.1. - Registration of Voters to lower the voting age in the town to age 16 years old.

This Public Hearing of the Town Council will be an in-person and virtual meeting. Anyone interested in listening to the meeting or providing public comments will be able to participate by attending in person or via Zoom. You do not need a participant code. If you want to join the meeting virtually, click on the link to join the Zoom Meeting:

When: November 9, 2023, 07:00 PM Eastern Time (US and Canada)  
Topic: Public Hearing - Lowering Voting Age

Please click the link below to join the webinar:  
<https://tinyurl.com/PublicHearingLoweringVotingAge>

Webinar ID: 858 4838 7101  
Password: 650688

International numbers available:  
<https://us02web.zoom.us/j/kXTizsaho>

If you have comments for the Council, please email them to the Town Clerk at [grichards@cheverly-md.gov](mailto:grichards@cheverly-md.gov)

145639 (10-19,10-26)

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

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

9 BARBERRY COURT #40-5  
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Sean C. Brown, dated April 26, 2007, and recorded in Liber 27782 at folio 030 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

NOVEMBER 14, 2023  
AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.75% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600826)

LAURA H.G. O'SULLIVAN, ET AL.,  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland  
145722 (10-26,11-2,11-9)

**LEGALS**

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

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

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

5734 MIDDLETON LANE  
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Lawrence Z Garrison, dated June 21, 2006, and recorded in Liber 28928 at folio 475 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

NOVEMBER 14, 2023  
AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601431)

LAURA H.G. O'SULLIVAN, ET AL.,  
Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland  
145723 (10-26,11-2,11-9)



**PUBLIC NOTICE**

**WSSC Adopts Regulation Establishing Updated Audit Committee**

On October 18, 2023, the Washington Suburban Sanitary Commission adopted Chapter 1.48 of the WSSC Code of Regulations—Audit Dispute Reconciliation.

The Charter establishes a process to resolve disagreements on audit reports, findings, and recommendations.

THE EFFECTIVE DATE OF THE REGULATION IS DECEMBER 1, 2023  
The new regulation can be viewed at [wsscwater.com/auditdisputerec](https://wsscwater.com/auditdisputerec).

For additional information, please contact  
Julianne M. Montes de Oca  
at [julianne.montesdeoca@wsscwater.com](mailto:julianne.montesdeoca@wsscwater.com) or 301-206-8200.

145757 (10-26)



**NOTICE OF PUBLIC HEARING  
WSSC WATER**

A virtual public hearing will be held November 15, 2023, at 2:30 p.m. to receive citizen testimony, both orally and in writing, pertaining to the following proposed rates and charges to become effective January 1, 2024.

To call in with comments, please use the dial-in information below:

+1 240-800-7929  
Phone Conference ID: 511 956 123#

1. FRONT FOOT BENEFIT RATES  
Base rate per foot, per year, paid annually over a period of 30 years: water \$4.00, sewer \$6.00.

2. HOUSE CONNECTION CHARGES

	Residential Small Size	
	Unimproved	Improved
Water – inside and outside meters		
1"	\$3,285 (\$3,450)	\$11,000 (\$11,550)
1 1/2"	\$3,285 (\$3,450)	\$11,000 (\$11,550)
2"	\$3,285 (\$3,450)	\$11,000 (\$11,550)
Sewer		
1 1/4" – 1 1/2" pressure	\$6,750 (\$7,090)	\$15,000 (\$15,750)
4" – 6"	\$6,750 (\$7,090)	\$15,000 (\$15,750)

Right-of-Way (Connection installed by plumber)	Proposed Charges (2024)
Water	
1"	\$705
1 1/2"	\$705
2" residential	\$705
Sewer	
1 1/4" – 1 1/2" pressure	\$780
4" – 6"	\$780

The list of current connection charges is available for review on WSSC Water's website at [wsscwater.com/2023residefees](https://wsscwater.com/2023residefees). For additional information, please contact the Accounting Division at 301-206-8311.

If your attendance at the meeting will require an accommodation under Title II of the Americans with Disabilities Act, please contact the Communications Office at [communications@wsscwater.com](mailto:communications@wsscwater.com).

145758 (10-26)

**LEGALS**

**NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES**

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2008	Ford	Escape	1FMCU93138KE83263
2006	GMC	Yukon	1GKFK66UX6J169354
2008	Nissan	Altima	1N4CL21E58C160448
2008	Lexus	GS	JTHBE96S280037021
2001	Oldsmobile	Alero	1G3NL52E61C172844
2008	Ford	Taurus	1FAHP25W68G182402
2013	Chrysler	200	1C3CCBAB7DN642504
2013	Chevrolet	Equinox	2GNFLNEK1D6267824
2006	Hyundai	Accent	KMHFN46CX6U054006
2013	Chevrolet	Camaro	2G1FB1E34C9110971
2020	Toyota	Corolla	5YFEPRAE2LP072716
2018	Hyundai	Elantra	5NPD84L4JH352911
2013	Kia	Optima	5XXGR4A6XDG130127
2022	Honda	Civic	2HGFE2F58NH501166
2008	Honda	CRV	JHLRE48708C047513
2019	Honda	Accord	1HGCV1F37KA066470
2012	Honda	Odyssey	5FNRL5H40CB099606
2013	ZHNG	Moped	LSYTCKPA4D1127826

145721 (10-26)

**LEGALS**



**WSSC WATER BOARD OF ETHICS OPENING**

The Washington Suburban Sanitary Commission (WSSC Water) is seeking applicants for one expiring term on its Board of Ethics (Board). The Board is comprised of three regular members and an alternate member. The expiring term is for one regular Board member, to be nominated by the WSSC Water Commissioners from Montgomery County. Board members serve three-year terms or until a successor is appointed.

The Board administers the WSSC Code of Regulations, Code of Ethics (Code), issues advisory opinions, responds to requests for waivers of Code prohibitions, acts on complaints, and periodically reviews the adequacy of the Code. The qualifications for members of the Board of Ethics are professionalism, integrity, and competence. A background in workplace ethics is preferred.

The Board generally meets from 1:00 p.m. to 3:00 p.m. on the second Wednesday of each month at WSSC Water's Richard G. Hocevar Building, 14501 Sweitzer Lane, Laurel, Maryland 20707, but that date is subject to change. Board members may also elect to attend some meetings virtually. Each Board member receives a \$400 stipend for each regular monthly meeting attended.

Please send letters of interest and resumes to WSSC Water, Attn: General Counsel's Office, 12th Floor, 14501 Sweitzer Lane, Laurel, Maryland, 20707. To be considered, documents must be post-marked by December 8, 2023. Alternatively, applicants may send letters of interest and resumes by email to the General Counsel's Office at [mary.clahane@wsscwater.com](mailto:mary.clahane@wsscwater.com) by December 8, 2023.

145756 (10-26)

**NOTICE**

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
Kyle Blackstone  
Kathleen Young  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.  
Gerald Burton  
a/k/a Gerald E. Burton  
7310 Powhatan Street  
Lanham, MD 20706  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. CAEF22-00491

Notice is hereby given this 6th day of October, 2023, 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 6th day of November, 2023, 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 6th day of November, 2023.  
The Report of Sale states the amount of the foreclosure sale price to be \$296,000.00. The property sold herein is known as 7310 Powhatan Street, Lanham, MD 20706.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145608 (10-12,10-19,10-26)

**NOTICE**

Richard E. Solomon  
Richard J. Rogers  
Michael McKeefery  
Christianna Kersey  
Kevin Hildebeidel  
Kyle Blackstone  
Kathleen Young  
1099 Winterson Road, Suite 301  
Linthicum Heights, MD 21090  
Substitute Trustees,  
Plaintiffs  
v.  
Brendan Dixon  
9917 Raintree Way  
Clinton, MD 20735  
Defendant

In the Circuit Court for Prince George's County, Maryland  
Case No. C-16-CV-23-000157

Notice is hereby given this 18th day of October, 2023, 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 20th day of November, 2023, 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 20th day of November, 2023.  
The Report of Sale states the amount of the foreclosure sale price to be \$292,985.67. The property sold herein is known as 9917 Raintree Way, Clinton, MD 20735.

MAHASIN EL AMIN  
Clerk of the Circuit Court  
Prince George's County, MD  
True Copy—Test:  
Mahasin El Amin, Clerk  
145732 (10-26,11-2,11-9)

**THE  
PRINCE GEORGE'S  
POST**

Call 301-627-0900

Fax 301-627-6260

**SUBSCRIBE TODAY!**



**LEGALS**

L. Paul Jackson, II, Esq.  
Law Offices of Shipley & Horne, P.A.  
1101 Mercantile Lane, Suite 240  
Largo, Maryland 20774  
301-925-1800

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ALVIN J. BIAGAS, JR.**

Notice is given that Courtney M. Biagas, whose address is 2717 Oak Leaf Court, Odenton, Maryland 21113, was on October 10, 2023 appointed Personal Representative of the estate of Alvin J. Biagas, Jr. who died on August 27, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of April, 2024.

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

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

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

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

**COURTNEY M. BIAGAS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130942  
145654 (10-19,10-26,11-2)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Gloria A. Williams Boyd and Raymond Boyd  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003310**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 25,525.73. The property sold herein is One 1,000,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145683 (10-19,10-26,11-2)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Frederick T. DeMartino and Carole A. DeMartino  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003246**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 98,790.79. The property sold herein is One 846,000 / 330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145686 (10-19,10-26,11-2)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Charles Lee Roller and Treva Lynn Roller  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003261**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 68,557.78. The property sold herein is One 716,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145692 (10-19,10-26,11-2)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Thomas Smith and Jacqueline Smith  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003265**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 91,312.04. The property sold herein is One 700,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145693 (10-19,10-26,11-2)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

James L. Spears Jr. and Tarine Spears  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003264**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 71,924.05. The property sold herein is One 741,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145694 (10-19,10-26,11-2)

**LEGALS**

Stephen J Reichert  
2221 Lake Ave  
Baltimore, MD 21213  
410-299-4959

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RANDOLPH FRANCIS FRANCE**

Notice is given that Terrence France, whose address is 120 Rainbow Rock Road, Sedona, AZ 86351, was on October 10, 2023 appointed Personal Representative of the estate of Randolph Francis France, who died on October 5, 2022 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of April, 2024.

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

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

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

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

**TERRENCE FRANCE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130556  
145740 (10-26,11-2,11-9)

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145683 (10-19,10-26,11-2)

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145686 (10-19,10-26,11-2)

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145692 (10-19,10-26,11-2)

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145693 (10-19,10-26,11-2)

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145694 (10-19,10-26,11-2)

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

**LEGALS**

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Zerline Chambers-Kersey MD, PC  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003235**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 93,378.84. The property sold herein is One 1,000,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145685 (10-19,10-26,11-2)

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Charles D. Rutherford and Donilyn D. Rutherford  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003263**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 63,917.52. The property sold herein is One 441,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145688 (10-19,10-26,11-2)

**LEGALS**

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Edwin S. Clarke and Maria Piedad Clarke  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003245**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 78,211.70. The property sold herein is One 605,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145689 (10-19,10-26,11-2)

**LEGALS**

**NOTICE OF REPORT  
OF SALE**

Daniel C. Zickefoose, Esq., Assignee,  
Plaintiff  
v.

Tomas P. Meneses and Maria A. Meneses  
Defendant(s)

**In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003344**

NOTICE is hereby given this 13th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 73,266.57. The property sold herein is One 518,000 / 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2

**LEGALS**

Nickey E. Patterson, Esq.  
6710 Oxon Hill Road, Suite 210  
Oxon Hill, MD 20745  
202-709-6726

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARRIE LOU REESE**

Notice is given that Michael Waller, whose address is 15303 Jennings Lane, Bowie, MD 20721, was on October 12, 2023 appointed personal representative of the small estate of Carrie Lou Reese who died on August 16, 2023 with a will.

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

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

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

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

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

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

**MICHAEL WALLER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130982  
145734 (10-26)

Karren Jo Pope-Onwukwe  
#9906240318  
6001 43rd Street, P.O. Box 205  
Hyattsville, MD 20781  
301-927-3145

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANTHONY C. DIGGS**

Notice is given that Deborah L. Hamilton-Diggs, whose address is 7809 Old Barn Road, Bowie, MD 20715, was on October 17, 2023 appointed personal representative of the small estate of Anthony C. Diggs, who died on August 24, 2023 without a will.

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

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

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

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

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

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

**DEBORAH L. HAMILTON-DIGGS**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131043  
145737 (10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**HAROLD JOYCE**

Notice is given that D'Angelo Joyce, whose address is 1105 Beatrice Court, Fort Washington, MD 20744, was on October 11, 2023 appointed Personal Representative of the estate of Harold Joyce, who died on September 24, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of April, 2024.

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

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

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

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

**D'ANGELO JOYCE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130964  
145753 (10-26,11-2,11-9)

**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  
**VERONICA CATHERINE HUGHES**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on October 11, 2023 appointed Personal Representative of the estate of Veronica Catherine Hughes, who died on August 9, 2022 with a will.

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

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

(1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

**THOMAS J. KOKOLIS, ESQUIRE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 127218  
145752 (10-26,11-2,11-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KASAUNDRAS S. WADE**

Notice is given that Nicole D. Wade, whose address is 12112 Hunterton Street, Upper Marlboro, MD 20774, was on October 13, 2023 appointed Personal Representative of the estate of Kasaundra S. Wade, who died on September 21, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of April, 2024.

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

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

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

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

**NICOLE D. WADE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130995  
145754 (10-26,11-2,11-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**DEBORAH L. SHARP**

Notice is given that James A. Sharp, Jr., whose address is 8529 Gray Fox Lane, King George, VA 22485, was on September 21, 2023 appointed Personal Representative of the estate of Deborah L. Sharp, who died on September 2, 2023 with a will.

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

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

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

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

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

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

**JAMES A. SHARP, JR.**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130745  
145755 (10-26,11-2,11-9)

**LEGALS**

Elena Sallito  
124 South St  
Annapolis, MD 21401  
410-268-9246

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KEVIN FRANCIS SULLIVAN**

Notice is given that Sean M. Sullivan, whose address is 2923 E. Baltimore St., Baltimore, MD 21224, was on September 25, 2023 appointed Personal Representative of the estate of Kevin Francis Sullivan, who died on September 7, 2023 with a will.

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

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

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

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

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

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

**SEAN M. SULLIVAN**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. BOX 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130780  
145751 (10-26,11-2,11-9)

**LEGALS**

**COUNTY COUNCIL HEARING**

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

TUESDAY, OCTOBER 31, 2023  
COUNCIL HEARING ROOM  
WAYNE K. CURRY ADMINISTRATION BUILDING  
1301 MCCORMICK DRIVE  
LARGO, MARYLAND  
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, October 31, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Fire Commission for Prince George's County:

Mr. Johnathan L. Bolden	Reappointment Volunteer Term Expiration: July 1, 2025
Mr. Antwan D. Holbert	Reappointment Term Expiration: July 1, 2025
Mr. Daniel L. Schaible	Appointment Resident Member Term Expiration: July 1, 2025
Ms. Vanessa E. Surles	Reappointment Volunteer Term Expiration: July 1, 2025

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

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

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

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

BY ORDER OF THE COUNTY COUNCIL  
PRINCE GEORGE'S COUNTY, MARYLAND  
Thomas E. Dernoga, Chair

ATTEST:  
Donna J. Brown  
Clerk of the Council

145625 (10-19,10-26)

**THIS COULD BE YOUR AD!**

Call 301-627-0900

**LEGALS**

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

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

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

15106 RESERVE ROAD  
ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Estate of Joseph A. Giovannoni and Sherry L. Giovannoni, dated September 25, 2001, and recorded in Liber 15068 at folio 334 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

OCTOBER 31, 2023  
AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601996)

**LAURA H.G. O'SULLIVAN, ET AL.,**  
Substitute Trustees, by virtue of an instrument recorded  
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

145576 (10-12,10-19,10-26)

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**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**EDWIN G SONG**  
AKA: EDWIN GUIHO SONG

Notice is given that Young Soo Song, whose address is 2747 Middle Neck Rd., Odenton, MD 21113, was on October 17, 2023 appointed personal representative of the small estate of Edwin G Song AKA: Edwin Guiho Song who died on August 22, 2023 with a will.

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

All persons having any objection to the appointment 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.

**YOUNG SOO SONG**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131019  
145735 (10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**WALLACE BILLY MCCOMBS**

Notice is given that Crystal D Donaldson, whose address is 1648 Galers Street NE, Washington, DC 20002, was on October 13, 2023 appointed personal representative of the small estate of Wallace Billy McCombs who died on August 23, 2023 with a will.

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

All persons having any objection to the appointment 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.

**CRYSTAL D DONALDSON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130901  
145736 (10-26)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**GERALDINE JONES**

Notice is given that Mikkii Grant, whose address is 1302 Split Rock Lane, Fort Washington, MD 20744, was on October 4, 2023 appointed personal representative of the small estate of Geraldine Jones, 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 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.

**MIKKII GRANT**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130520  
145738 (10-26)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LESSIE LOUISE CREEK**

Notice is given that Grace C. Creek, whose address is 8902 Della Lane, Fort Washington, MD 20744, was on October 17, 2023 appointed Personal Representative of the estate of Lessie Louise Creek, who died on September 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of April, 2024.

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

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

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

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

**GRACE C. CREEK**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131039  
145742 (10-26,11-2,11-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSEPH LUTHER HUMPHREY, SR**

Notice is given that Pamela Lynn Humphrey, whose address is 7720 Fiske Ave, Glenarden, MD 20706, was on October 17, 2023 appointed Personal Representative of the estate of Joseph Luther Humphrey, Sr, who died on March 9, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of April, 2024.

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

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

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

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

**PAMELA LYNN HUMPHREY**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 131041  
145743 (10-26,11-2,11-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT LEE BROUGHTON**

Notice is given that Patricia Ann Broughton, whose address is 8000 Greenbelt Station Pkwy, #427, Greenbelt, MD 20770, was on October 4, 2023 appointed Personal Representative of the estate of Robert Lee Broughton, who died on September 14, 2023 without a will.

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

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

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

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

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

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

**PATRICIA ANN BROUGHTON**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130879  
145744 (10-26,11-2,11-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOYCE ANN WRIGHT**

Notice is given that Dorothy Mae Wright, whose address is 1108 Ryals Street, Rocky Mount, NC 27801, was on October 11, 2023 appointed Personal Representative of the estate of Joyce Ann Wright, who died on April 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of April, 2024.

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

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

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

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

**DOROTHY MAE WRIGHT**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130971  
145748 (10-26,11-2,11-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOSH W GRAY**

Notice is given that Byron Gray El, whose address is 35247 River Bend Dr, Locust Grove, VA 22508, was on October 12, 2023 appointed Personal Representative of the estate of Josh W Gray, who died on September 5, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of April, 2024.

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

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

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

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

**BYRON GRAY EL**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130973  
145747 (10-26,11-2,11-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**KAREN OAKLEY**

Notice is given that Karl James Oakley, whose address is 2248 Nancy Lee Ave, Lebanon, PA 17042, was on October 5, 2023 appointed Personal Representative of the estate of Karen Oakley, who died on September 24, 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 5th day of April, 2024.

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

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

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

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

**KARL JAMES OAKLEY**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130889  
145746 (10-26,11-2,11-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ROBERT MORRIS JR**

Notice is given that Jermaine Deshawn Moore, whose address is 21 Ridgewood Rd, Eliot, ME 03903, was on September 29, 2023 appointed Personal Representative of the estate of Robert Morris Jr, who died on August 12, 2023 without a will.

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

All persons having any objection to the appointment (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 March, 2024.

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

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

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

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

**JERMAINE DESHAWN MOORE**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 130658  
145749 (10-26,11-2,11-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**VERA MAE BURNLEY**

Notice is given that Sandra Spencer, whose address is 1406 Briarwood Place, Severn, Maryland 21144, was on June 6, 2023 appointed Personal Representative of the estate of Vera Mae Burnley, who died on November 8, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 December, 2023.

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.

**SANDRA SPENCER**  
Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 123499  
145745 (10-26,11-2,11-9)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**JOYCE INEZ HARPER**

Notice is given that Cecelia Harper, whose address is 1210 Patuxent Greens Dr, Laurel, MD 20708, was on October 11, 2023 appointed Successor Personal Representative of the estate of Joyce Inez Harper, who died on August 4, 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 successor 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 April, 2024.

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

**CECELIA HARPER**  
Successor Personal Representative

CERETA A. LEE  
REGISTER OF WILLS FOR  
PRINCE GEORGE'S COUNTY  
P.O. Box 1729  
UPPER MARLBORO, MD 20773-1729  
Estate No. 114538  
145750 (10-26,11-2,11-9)

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### LEGALS

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
v.  
Sophia H.Jones Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003382

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 79,999.69. The property sold herein is One 554,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145665 (10-19,10-26,11-2)

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
v.  
Karen M. Shelly Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003373

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 10,791.58. The property sold herein is One 259,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145666 (10-19,10-26,11-2)

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
v.  
Carnell Weatherly and Muriel R. Weatherly Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003402

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 66,246.66. The property sold herein is One 420,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145667 (10-19,10-26,11-2)

### LEGALS

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
v.  
Raymond E. Anderson Sr Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003297

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 61,759.69. The property sold herein is One 805,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145668 (10-19,10-26,11-2)

### LEGALS

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
v.  
Victoria A. Okocha Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003351

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 44,400.43. The property sold herein is One 405,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145669 (10-19,10-26,11-2)

#### NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff  
v.  
Yvonne Marie Dion, Norman Joseph Dion, Alec Joseph, and Henri Dion Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-003410

NOTICE is hereby given this 12th day of October, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of November, 2023; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of November, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 27,986.78. The property sold herein is One 608,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:  
Mahasin El Amin, Clerk  
145670 (10-19,10-26,11-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**OMOTOSHO PHILLIPS ADETUNJI**

Notice is given that Adedoyin O Adepaju-Omosho, whose address is 8850 East Grove Rd, Upper Marlboro, MD 20774, was on September 15, 2023 appointed Personal Representative of the estate of Omotosho Phillips Adetunji, who died on August 11, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of March, 2024.

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

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

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

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

**ADEDOYIN O ADEPOJU-OMOTOSHO**  
Personal Representative

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

Estate No. 130536  
145652 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANDREW SAMUEL CASSELL**

Notice is given that Misaen Y Batson, whose address is 16208 Aveston Place, Bowie, MD 20716, was on September 18, 2023 appointed Personal Representative of the estate of Andrew Samuel Cassell, who died on August 9, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of March, 2024.

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

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

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

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

**MISEAN Y BATSON**  
Personal Representative

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

Estate No. 130690  
145653 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARY P BUTLER**

Notice is given that Robin D Duncan-Chisolm, whose address is 737 Tola Ct, Hyattsville, MD 20785, was on October 6, 2023 appointed Personal Representative of the estate of Mary P Butler who died on August 28, 2023 with a will.

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

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 April, 2024.

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

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

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

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

**ROBIN D DUNCAN-CHISOLM**  
Personal Representative

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

Estate No. 130922  
145656 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ELEANORE MARGARET WACHOWSKI**

Notice is given that Rose Ann Wachowski, whose address is 12449 Booths Spur, King George, VA 22485, was on October 10, 2023 appointed Personal Representative of the estate of Eleanore Margaret Wachowski who died on September 4, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of April, 2024.

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

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

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

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

**ROSE ANN WACHOWSKI**  
Personal Representative

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

Estate No. 130794  
145657 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**ANNIE B. PORCHER**

Notice is given that Clarence Wharton, whose address is 4306 Canyon View Drive, Upper Marlboro, Maryland 20772, was on October 6, 2023 appointed Personal Representative of the estate of Annie B. Porcher, who died on December 4, 2020 without a will.

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

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 April, 2024.

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

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

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

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

**CLARENCE WHARTON**  
Personal Representative

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

Estate No. 129262  
145650 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MICHAEL ANTHONY FAIR SR**

Notice is given that Michael A Fair Jr, whose address is 2037 South Anvil Lane, Temple Hills, MD 20748, was on October 2, 2023 appointed Personal Representative of the estate of Michael Anthony Fair Sr, who died on August 19, 2023 without a will.

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

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 April, 2024.

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

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

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

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

**MICHAEL A FAIR JR**  
Personal Representative

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

Estate No. 130664  
145651 (10-19-10-26,11-2)

**BRENDA K PENNINGTON ESQ**  
300 E Lombard Street Suite 840  
Baltimore, MD 21202  
240-380-2484

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MARVIN W TURNER**

Notice is given that Alicia Hannon, whose address is PO Box 10046, Rockville, MD 20849, was on October 6, 2023 appointed Personal Representative of the estate of Marvin W Turner who died on February 5, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of April, 2024.

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

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

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

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

**ALICIA HANNON**  
Personal Representative

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

Estate No. 130028  
145655 (10-19-10-26,11-2)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**RICHARD ALLYN MERRITT**

Notice is given that John Richard Merritt, whose address is 7008 Bridgepointe Drive, Chester, MD 21619, and Jason Patrick Merritt, whose address is 6101 Parkway Drive, Laurel, MD 20707, were on September 7, 2023 appointed Co-Personal Representatives of the estate of Richard Allyn Merritt who died on June 10, 2023 with a will.

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

All persons having any objection to the appointment (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 March, 2024.

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

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

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

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

**JOHN RICHARD MERRITT  
JASON PATRICK MERRITT**  
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. 130572  
145660 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**PHYLLIS W DIXON**

Notice is given that Sharon Dixon Ragland, whose address is 7916 Beechnut Rd, Capitol Heights, MD 20743, was on September 29, 2023 appointed Personal Representative of the estate of Phyllis W Dixon, who died on July 30, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of March, 2024.

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

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

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

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

**SHARON DIXON RAGLAND**  
Personal Representative

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

Estate No. 130705  
145741 (10-26,11-2,11-9)

**LEGALS**

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**CARROLL A JOHNSON**

Notice is given that Lynard T. Johnson, whose address is 6418 Oxbow Court, Woodbridge, VA 22193, was on September 14, 2023 appointed Personal Representative of the estate of Carroll A Johnson who died on May 29, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of March, 2024.

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

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

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

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

**LYNARD T. 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. 130663  
145658 (10-19-10-26,11-2)

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**LOIS A JONES**

Notice is given that Elaine R Hayes, whose address is 602 Warren Rd, West Chester, PA 19382, was on September 6, 2023 appointed Personal Representative of the estate of Lois A Jones who died on August 14, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of March, 2024.

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

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

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

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

**ELAINE R HAYES**  
Personal Representative

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

Estate No. 130517  
145659 (10-19-10-26,11-2)

**KATHERINE A. MCNALLY**  
11300 Rockville Pike, Suite 112  
Rockville, Maryland 20852  
301-486-5657

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

TO ALL PERSONS INTERESTED  
IN THE ESTATE OF  
**MOREL MOWATT**

Notice is given that Carolyn Mowatt-Findley, whose address is 1425 Ridgemill Terrace, Dacula, GA 30019, was on October 4, 2023 appointed Personal Representative of the estate of Morel Mowatt, who died on April 13, 2023 without a will.

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

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

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

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

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

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

**CAROLYN MOWATT-FINDLEY**  
Personal Representative

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

Estate No. 130892  
145649 (10-19-10-26,11-2)

**LEGALS**

**THE ORPHANS' COURT FOR  
PRINCE GEORGE'S COUNTY,  
MARYLAND  
BEFORE THE REGISTER  
OF WILLS  
IN THE ESTATE OF:  
JOHN EDGAR CORNELISON  
ESTATE NO: 122898**

**PUBLIC NOTICE  
TO CAVEAT**

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Selena Young, 42 Main Street Unit R2, Gorham, ME 04038, challenging the will dated June 8, 2020.

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

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

145739 (10-26,11-2)

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