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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**2908 CITRUS LANE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$237,500.00, 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

FEBRUARY 27, 2024 AT 11:30 AM

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

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

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

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

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

146410 (2-8-2-15,2-22)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9011 HIGHLAND DRIVE
ADELPHI, MD 20783**

By authority contained in a Deed of Trust dated February 24, 2016 and recorded in Liber 38425, Folio 066, among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 5.299%, 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

FEBRUARY 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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146411 (2-8-2-15,2-22)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6232 WALBRIDGE STREET
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated December 20, 2011 and recorded in Liber 33243, Folio 005, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,800.00, 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

FEBRUARY 27, 2024 AT 11:30 AM

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

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

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

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

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146412 (2-8-2-15,2-22)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**6214 BALTIC STREET
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated September 23, 2008 and recorded in Liber 30068, Folio 686, among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.970%, 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

MARCH 5, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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146488 (2-15,2-22,2-29)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10203 FORESTGROVE LANE
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated April 23, 2007 and recorded in Liber 27748, Folio 197, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$391,500.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 5, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$54,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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146489 (2-15,2-22,2-29)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**5503 KAREN ELAINE DRIVE # 1125
NEW CARROLLTON, MD 20784**

By authority contained in a Deed of Trust dated April 9, 2007 and recorded in Liber 28620, Folio 314, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,000.00, 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

MARCH 5, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,100.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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146490 (2-15,2-22,2-29)

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LEGALS

ORDER OF PUBLICATION

SVITLANA WARD
35 Fulford Avenue, Suite 203
Bel Air, Maryland 21014

Plaintiff

v.

PDC LOVELESS, LLC (FORFEITED)
AKA PDC-LOVELESS, LLC

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY,
MARYLAND

And heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, unknown owners and any and all persons having or claiming to have any interest in the property and premises situate in the County of Prince George's

Property Address: 0 Smoot Way, Brandywine, MD 20613
Account Number: 11 3952710
Description: Resub Of Par A - Plat 6 Parcel F 19,199.0000 Sq.Ft. Loveless Estates - Blk A
Assmt: \$19,267
Liber/Folio: Lib 16892 F1 389
Assessed To: PDC Loveless LLC.

In the Circuit Court for Prince George's County, Maryland C-16-CV-23-005592

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

Property Address: 0 Smoot Way, Brandywine, MD 20613
Account Number: 11 3952710
Description: Resub Of Par A - Plat 6 Parcel F 19,199.0000 Sq.Ft. Loveless Estates - Blk A
Assmt: \$19,267
Liber/Folio: Lib 16892 F1 389
Assessed To: PDC Loveless LLC.

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

It is thereupon this 30th day of January, 2024, by the Circuit Court for Prince George's County;

ORDERED, that notice be given by the insertion of a copy of this Order in the Prince George's Post, a newspaper having circulation in Prince George's County, once a week for three successive weeks on or before the 23rd day of February, 2024, warning all persons interested in the said properties to be and appear in this Court by the 2nd day of April, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146416 (2-8,2-15,2-22)

LEGALS

ORDER OF PUBLICATION BY POSTING

COLETTE SIMMS

vs.

CIERRA NABINETT, ET AL.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-005826 Other Reference Number(s): D-05-CV-23-821082

ORDERED, ON THIS 30th day of January, 2024, by the Circuit Court for Prince George's County MD:

That the Defendants, Cierra Nabinnett and Jordan Simms are hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendants and stating that both Defendant's last known address is: 7215 Arrowhead Drive, Upper Marlboro, MD 20772, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendants, CIERRA NABINETT AND JORDAN SIMMS, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication in this county at least once a week for three consecutive weeks and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 29th day of February, 2024, and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to both defendant's last two (2) known addresses, a copy of Summons, Complaint, the signed order of Publication and all other papers at least thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFENDANT, CIERRA NABINETT AND JORDAN SIMMS, ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 30th day of MARCH, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146423 (2-8,2-15,2-22)

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.

Sandi A. Mason,
4718 English Court
Suitland, MD 20746
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002931

Notice is hereby given this 31st day of January, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of February, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of February, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$257,581.79. The property sold herein is known as 4718 English Court, Suitland, MD 20746.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146474 (2-8,2-15,2-22)

LEGALS

ORDER OF PUBLICATION BY POSTING

ADELAIDE ANINAGYEI

vs.

OLIVER HARRIS-SHORTT

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-005485

ORDERED, ON THIS 9th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, OLIVER DEVON HARRIS-SHORTT is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Twelve Month Separation and stating that the Defendant's last known address is 13206 Muscovy Court, Upper Marlboro, Md 20774-7039, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 10th day of March, 2024; and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, OLIVER DEVON HARRIS-SHORTT, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

ORDERED, said posting to be completed by the 10th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, OLIVER DEVON HARRIS-SHORTT, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 9th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146530 (2-15,2-22,2-29)

NOTICE

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

vs.

Joseph Mcneil, Sr.
Defendant

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

CIVIL NO. CAEF19-33518

ORDERED, this 8th day of February, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 4728 Quadrant Street, Capitol Heights, Maryland 20743 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of March, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 8th day of March, 2024, next.

The report states the amount of sale to be \$196,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
146529 (2-15,2-22,2-29)

LEGALS

ORDER OF PUBLICATION BY POSTING

EULALIA ROBINSON

vs.

KENDRA GREEN

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-005305

ORDERED, ON THIS 6th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Kendra Green is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendant and stating that the Defendant's last known address is: 1624 Golf Course Dr. Mitchellville, MD 20721, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, KENDRA GREEN, in accordance with Maryland Rule 2-121(a)(2) as follows:

By posting notice in a newspaper or publication at least once a week in each of three successive weeks in a newspaper of general circulation within the county and provide proof of publication to the Court; and it is further;

ORDERED, said posting to be completed by the 7th day of March, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, KENDRA GREEN, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 6TH day of APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146484 (2-15,2-22,2-29)

ORDER OF PUBLICATION BY POSTING

MASON

vs.

PATTERSON

In the Circuit Court for Prince George's County, Maryland Case No. CAD12-16912

Other Reference Number(s):

CADV16-26303; CADV16-28765; CADV16-28766; CADV16-34892; CADV19-12718; CADV19-14252

ORDERED, ON THIS 6th day of February, 2024, by the Circuit Court for Prince George's County MD:

That the Plaintiff, UNQUIKA MASON, is hereby notified that the Defendant, has filed a PETITION FOR CONTEMPT and stating that the Plaintiff's last known address is 2804 ASHMONTE TERRACE, SILVER SPRING, MD 20906, and therefore it is;

ORDERED, that the Defendant may serve process to the Plaintiff, UNQUIKA MASON, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

ORDERED, said posting to be completed by the 7th day of March, 2024, and it is further;

ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 7th day of March, 2024, and it is further;

ORDERED THAT THE PLAINTIFF, UNQUIKA MASON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 6th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
146487 (2-15,2-22,2-29)

LEGALS

TOWN OF LANDOVER HILLS ANNEXATION RESOLUTION AND PUBLIC HEARING

RESOLUTION (R-01-2024), A RESOLUTION OF THE MAYOR AND COUNCIL OF LANDOVER HILLS TO ENLARGE THE CORPORATE BOUNDARIES OF THE TOWN OF LANDOVER HILLS BY ANNEXING INTO THE TOWN CERTAIN PROPERTY CONTIGUOUS AND ADJOINING TO THE TOWN'S EXISTING CORPORATE BOUNDARIES, CONSISTING OF THOSE PROPERTIES LOCATED SOUTHEAST OF ANNAPOLIS ROAD COMMONLY REFERRED TO AS THE CVS PHARMACY (TAX ACCOUNT NO.: 20-2190536), THE COMMUNITY SHOPPING CENTER (TAX ACCOUNT NO.: 20-2190544 AND TAX ACCOUNT NO.: 20-2190510), EBENEZER CHURCH OF GOD (TAX ACCOUNT NO.: 20-2190528), ASCENSION LUTHERAN CHURCH (TAX ACCOUNT NO.: 20-3308756), THE POST OFFICE (TAX ACCOUNT NO.: 20-2180230), TACO BELL (TAX ACCOUNT NO.: 20-217072), MEDICAL CENTER (TAX ACCOUNT NO.: 202221125), BANK OF AMERICA (TAX ACCOUNT NO.: 20-22131106), PARCEL C (SHA PROPERTY); TAX ACCOUNT NO.: 20-2170629) AND PORTIONS OF ARDWICK-ARDMORE ROAD (50,683 S.F.), BUCHANAN STREET (41,305 S.F.) AND CHESAPEAKE ROAD (36,744 S.F.), ALL OF WHICH COMPRISES ± 17.2025 ACRES.

A public Hearing will be held at 7 p.m., Monday, March 18, 2024 at the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. All interested parties are encouraged to attend.

146537 (2-15,2-22)

The Prince George's Post
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301-627-6260
Have a Very Safe Weekend

LEGALS

MECHANIC'S LIEN

2004 INTERNATIONAL 4000 SERIES 4300

VIN: 1HTMMAARX4H655303

Sale to be held 3/9/2024 10:00 AM on the premises of

Branch Ave Auto Auction
7827 Branch Ave Clinton MD
20735

146547 (2-22,2-29)

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LEGALS

Lauren J. Mullins
6200 Targon Court
Ft. Washington, MD 20744
301-567-8278

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**MARY JOYCE EDWARDS
AKA MARY J. EDWARDS**

Notice is given that Kimberly B. Holloway, whose address is 11526 Tuscany Drive, Laurel, Maryland 20708, was on January 24, 2024 appointed Personal Representative of the estate of Mary Joyce Edwards AKA Mary J. Edwards, who died on December 11, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of July, 2024.

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

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

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

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

KIMBERLY B. HOLLOWAY
Personal Representative

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

Estate No. 132069

146436 (2-8,2-15,2-22)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KEITH B CASSELLS

Notice is given that Earlene R Cassells, whose address is 8800 Mimosa Avenue Apt 411, Clinton, MD 20735, was on January 25, 2024 appointed Personal Representative of the estate of Keith B Cassells, who died on November 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 25th day of July, 2024.

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

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

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

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

EARLENE R CASSELLS
Personal Representative

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

Estate No. 131989

146438 (2-8,2-15,2-22)

LEGALS

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

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

**Subject to the payment of Deferred Water and Sewer Facilities
Charges in the annual amount of \$1,200.00 due January 1st in each
and every year.**

**11207 GLISSADE DRIVE
CLINTON, MARYLAND 20735**

By virtue of the power and authority contained in a Deed of Trust from Carol Durant aka Carol Otis and Levell Otis, dated September 29, 2006, and recorded in Liber 30180 at folio 548 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

FEBRUARY 27, 2024

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 \$45,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604639)

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

146415 (2-8,2-15,2-22)

LEGALS

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

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

**4816 HARCOURT ROAD UNIT #23
UPPER MARLBORO, MARYLAND 20772**

By virtue of the power and authority contained in a Deed of Trust from Yolanda Alexander aka Yoland Alexander, dated January 27, 2006, and recorded in Liber 24493 at folio 118 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

FEBRUARY 27, 2024

AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600553)

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

146414 (2-8,2-15,2-22)

LEGALS

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

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

**5012 54TH AVENUE
HYATTSVILLE, MARYLAND 20781**

By virtue of the power and authority contained in a Deed of Trust from Victoria G. Puma, dated March 21, 2007, and recorded in Liber 28090 at folio 586 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

FEBRUARY 27, 2024

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 20-604733)

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

146413 (2-8,2-15,2-22)

*Serving
Prince George's
County
Since 1932*

LEGALS

ORDER OF PUBLICATION

FNA VII LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

KYPP, LLC
PRINCE GEORGE'S COUNTY,
Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 3664893, 1.31 ACRES & IMPS YOCHELSON SUB LOT 30 ASSMT 9932,800 LIB 29665 FL 655 AND ASSESSED TO KYPP LLC, KNOWN AS 6420 AARON LN, CLINTON, MD 20735.

Defendants

**In the Circuit Court for
Prince George's County,
Maryland
Civil Division
C-16-CV-24-000593**

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 3664893, 1.31 ACRES & IMPS YOCHELSON SUB LOT 30 ASSMT 9932,800 LIB 29665 FL 655 AND ASSESSED TO KYPP LLC, KNOWN AS 6420 AARON LN, CLINTON, MD 20735.

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

It is thereupon this 5th day of February, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 1st day of March, 2024, warning all persons interested in the property to appear in this Court by the 9th day of April, 2024, and redeem the property herein described 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
146486 (2-15,2-22,2-29)

LEGALS

Krista N. Robertson, Esq.
WardChisholm, LLP
4520 East-West Highway, Suite 650
Bethesda, Maryland 20814
301-986-2200

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**DAVID A. DICKINSON
A/K/A DAVID ARTHUR DICKINSON**

Notice is given that Aleshia Jackson, whose address is 4906 Newton Avenue North, Minneapolis, Minnesota 55430, was on February 1, 2024 appointed Personal Representative of the estate of David A. Dickinson a/k/a David Arthur Dickinson who died on October 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 1st day of August, 2024.

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

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

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

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

ALESIA JACKSON
Personal Representative

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

Estate No. 132197

146507 (2-15,2-22,2-29)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, MARCH 5, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, March 5, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

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

- Ms. Arnicia V. Arrington Appointment Replacing: Lanta Evans-Motte Term Expiration: May 1, 2027
- Ms. Erin N. Barrett Appointment Replacing: Beatrice Rodgers Term Expiration: May 1, 2025
- Ms. Bethania S. Gonzales Appointment Replacing: Maria Ivonne Rivera Term Expiration: May 1, 2025
- Ms. Mychael M. Robinson Appointment Replacing: Jamie Wiesner Term Expiration: May 1, 2026

Appointment of the following individuals to the Prince George's County Parks and Recreation Advisory Board:

- Ms. Jocelyn H. Alexander Appointment: South Area Replacing: Tiana M. Woods Term Expiration: 6/30/2025
- Ms. Patricia P. Bobbitt Appointment: North Area Replacing: Kristen Franklin Term Expiration: 6/30/2027
- Mr. Sean A. Floyd Appointment: Central Area Replacing: Belinda Queen Term Expiration: 6/30/2027
- Ms. Regina N. Gibbons (Withdrawn) Appointment: South Area Replacing: Michael Davenport Term Expiration: 6/30/2026
- Ms. Harryette Y. Irving Appointment: At Large Replacing: Rose E. Greene Colby Term Expiration: 6/30/2027
- Ms. Oladunni M. Oni Appointment: North Area Replacing: Gregory McNair Term Expiration: 6/30/2025
- Mr. Kelvin E. Smith Appointment: South Area Replacing: Michael Davenport Term Expiration: 6/30/2027
- Ms. Gloria D. Snowden Appointment: North Area Replacing: Gabriella Navarro Term Expiration: 6/30/2026
- Ms. Rochelle C. Thompson Appointment: Central Area Replacing: Dr. Lisa Hayes Term Expiration: 6/20/2026
- Ms. Betty Tingle Appointment: Central Area Replacing: Vacant Term Expiration: 6/30/2025
- Ms. Tamara SJ Williams Appointment: At Large Replacing: Kent Roberson Term Expiration: 6/30/2026

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
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146569 (2-22,2-29)

LEGALS



NOTICE OF PUBLIC HEARING
DH 24-01
CODIFICATION OF CITY CODE

Join us at a pivotal moment for District Heights! The Mayor and Commission present a crucial Ordinance for adopting a refined city code in Maryland. This initiative streamlines laws, enhancing clarity and accessibility. Attend the Public Hearing on March 7, 2024, at 7:00 p.m., in person or virtually on YouTube. Find the virtual meeting link on the District Heights TV website page.

Obtain a copy of the Fence Ordinance at the City Clerk's Office, 2000 Marbury Drive, District Heights, Maryland 20747 or online at www.districtheights.org/home/events/13141

146568 (2-22,2-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALMETA HOUSEY

Notice is given that Darrell E. Housey, Jr, whose address is 4101 Applegate Court, Suitland, MD 20746, was on January 30, 2024 appointed Personal Representative of the estate of Almeta Housey, who died on November 4, 2023 without a will.

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

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

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

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

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

DARRELL E. HOUSEY, 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. 131967
146439 (2-8,2-15,2-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OJIAKO NWUGO

Notice is given that Assumpta Nwugo, whose address is 7101 Forbes Blvd, Lanham, MD 20706, was on January 22, 2024 appointed Personal Representative of the estate of Ojiako Nwugo, who died on October 25, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of July, 2024.

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

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

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

ASSUMPTA NWUGO
Personal Representative

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

Estate No. 132018
146440 (2-8,2-15,2-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLIVIO SYLVESTER GREEN

Notice is given that Darryl Olivio Green, whose address is 8419 Delamere Lane, Charlotte, NC 28269, was on January 24, 2024 appointed Personal Representative of the estate of Olivio Sylvester Green who died on January 8, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of July, 2024.

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

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

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

DARRYL OLIVIO GREEN
Personal Representative

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

Estate No. 132060
146453 (2-8,2-15,2-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD CARTER BEDWELL

Notice is given that Emily A. Koebig, whose address is 29421 Ono Boulevard, Orange Beach, AL 36561, was on January 18, 2024 appointed Personal Representative of the estate of Donald Carter Bedwell who died on January 10, 2024 with a will.

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

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

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

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

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

EMILY A. KOEBIG
Personal Representative

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

Estate No. 131981
146452 (2-8,2-15,2-22)

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LEGALS



NOTICE OF PUBLIC HEARING
DH 24-02 - FENCES

The Mayor and Commission invite you to attend a Public Hearing on Thursday, March 7, 2024, at 7:30 p.m., introducing an innovative Fence Ordinance for the city.

The ordinance establishes new standards for fences, focusing on aesthetics, safety, and community harmony. Your insights are crucial, so attend in person or virtually on YouTube. Find the virtual meeting link on the District Heights TV website page.

Obtain a copy of the Fence Ordinance at the City Clerk's Office, 2000 Marbury Drive, District Heights, Maryland 20747, or online at www.districtheights.org/home/events/13151. Shape the future of our community with your input!

146567 (2-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN B DUPREE

Notice is given that Regina Dupree-Mustapha, whose address is 4195 Bluebird Dr, Waldorf, MD 20603, was on January 30, 2024 appointed Personal Representative of the estate of Helen B Dupree who died on December 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 30th day of July, 2024.

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

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

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

REGINA DUPREE-MUSTAPHA
Personal Representative

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

Estate No. 132105
146450 (2-8,2-15,2-22)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH JOANN DAVIS

Notice is given that Gene C Austin II, whose address is 8308 Woodland Rd, Millersville, MD 21108, was on January 23, 2024 appointed Personal Representative of the estate of Edith Joann Davis who died on December 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 (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 July, 2024.

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

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

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

GENE C AUSTIN II
Personal Representative

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

Estate No. 131896
146451 (2-8,2-15,2-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARLOS DEWARYN SCRUGGS

Notice is given that Arretta C Scruggs, whose address is 7730 Harkins Rd #813, Lanham, MD 20703, was on February 7, 2024 appointed Personal Representative of the estate of Carlos Dewaryn Scruggs, who died on January 30, 2024 without a will.

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

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

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

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

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

ARGRETTA C SCRUGGS
Personal Representative

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

Estate No. 132277
146554 (2-22,2-29,3-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA ANN SMITH MASON

Notice is given that Juanita Thompson, whose address is 7300 Greeley Rd, Hyattsville, MD 20785, was on February 6, 2024 appointed Personal Representative of the estate of Barbara Ann Smith Mason, who died on November 7, 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 6th day of August, 2024.

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

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

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

JUANITA THOMPSON
Personal Representative

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

Estate No. 132249
146555 (2-22,2-29,3-7)

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LEGALS

MARYLAND DEPARTMENT OF THE ENVIRONMENT WATER AND SCIENCE ADMINISTRATION

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

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and (3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone: (410) 537-3751. Written comments or requests for a hearing must be received on or before March 15, 2024 unless otherwise noted in the Public Notice.

"Prince George's County"

15-NT-0395/201561897 & 23-WQC-0050 ESC STEPHENS, I.C., 1355 Beverly Road, Suite 240, Mclean, Virginia 22101, has applied to construct a mixed-use development with associated utilities, roads, stormwater management facilities, and amenities. The project will permanently impact 1,215 square feet (0.03 acres) of emergent nontidal wetlands, 105,120 square feet (2.41 acres) of forested nontidal wetlands, 80,105 (1.84 acres) of the 25-foot nontidal wetland buffer, 560 linear feet (4,707 square feet) of intermittent streams, and 35,047 square feet (0.80 acres) of the 100-year nontidal floodplain. The project will temporarily impact 3,298 square feet (0.08 acres) of forested nontidal wetlands, 4,816 (0.11 acres) of the 25-foot nontidal wetland buffer, 171 linear feet (1130 square feet) of intermittent streams, and 12,802 square feet (0.29 acres) of the 100-year nontidal floodplain. The project is proposed on Timothy Branch (Use I). The site is located at the intersection of Mattawoman Drive and Brandywine Road, Brandywine, Maryland. The amount of wetland mitigation required would be 210,240 square feet of forested nontidal wetlands and 1,215 square feet of emergent nontidal wetlands (211,455 square feet or 4.85434 acres total). The proposed mitigation is offsite permitteeresponsible mitigation*. A virtual public informational hearing has been scheduled for the referenced project on Monday, March 4, 2024. The hearing will begin at 7:00 P.M. and end no later than 9:00 P.M. To participate in the public informational hearing, please use the following link, meet.google.com/jub-yvhx-ymy <http://meet.google.com/jub-yvhx-ymy> or dial 1 262-394-6317 PIN: 813 123 335#. Written comments and requests to be included on the interested persons list may be sent by March 15, 2024 to the Maryland Department of the Environment, Attn: Gailynn Milligan, 1800 Washington Boulevard, Baltimore, MD 21230 or at Gailynn.milligan@maryland.gov <http://meet.google.com/jub-yvhx-ymy> or 410-537-4178. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

146565 (2-22)

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

MARCH 6, 2024

- 1. t/a Manokeek Liquors, Nirubean K. Patel, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Manokeek Wine and Spirits Corporation, 7091 Berry Road, Suite B, Accokeek, Maryland 20607. - Request for a Delivery Permit. Represented by Robert Kim, Esquire.
2. t/a Laurel Beer, Wine and Spirits, Sukhchain Singh, Managing Member, Harkesh Manocha, Member, Class A, Beer, Wine and Liquor, Laurel Wine and Spirits, LLC, 8501 Cherry Lane, Laurel, Maryland 20707. - Request for a Delivery Permit. Represented by Robert Kim, Esquire.

146565 (2-22)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

MARCH 6, 2024

- 1. t/a Manokeek Liquors, Nirubean K. Patel, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Manokeek Wine and Spirits Corporation, 7091 Berry Road, Suite B, Accokeek, Maryland 20607. - Request for a Delivery Permit. Represented by Robert Kim, Esquire.
2. t/a Laurel Beer, Wine and Spirits, Sukhchain Singh, Managing Member, Harkesh Manocha, Member, Class A, Beer, Wine and Liquor, Laurel Wine and Spirits, LLC, 8501 Cherry Lane, Laurel, Maryland 20707. - Request for a Delivery Permit. Represented by Robert Kim, Esquire.

146566 (2-22,2-29)

3. t/a Central Avenue Liquors, Dinah Ok Min Chin, Director, Unsuq Chin, President, Nicholas Chin, Vice President, Class A, Beer, Wine and Liquor, Youngtaemin Corporation, 6115 Central Avenue, Capitol Heights, Maryland 20743. - Request for a Delivery Permit.

4. Ronald Freckleton, Owner, t/a Junction Jamaican Restaurant, 1527 University Blvd. Hyattsville, Maryland 20783, Class B, Beer and Wine, is summoned to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County, And R.R. NO. 11 -Purchases by an authorized retailer from an unauthorized source. To wit; on or about Monday, January 2, 2024, at approximately 6:10 p.m., Inspector Kinney of the Prince George's County Board of License Commissioners conducted an inspection at the licensed premises located at 1527 University Blvd., Hyattsville, MD. Inspector Kinney observed various bottles of liquor above 15.5% which is not authorized under this license. When Inspector Kinney inquired about the invoices, the manager admitted purchasing from a retailer. 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. Rhonda Hall, Managing Member, t/a Ladies 1st Cigars, 402 Coventry Way, Clinton, Maryland 20735, Class B, Beer, Wine and Liquor, is summoned to show cause for an alleged violation of RR #58 A(2) and A(5) There shall be employed a sufficient number of chefs and /or cooks to prepare food at all hours that the establishment is open. The licensee shall not deviate from the operating conditions allowed and defined by the Board concerning the operation of the restaurant. The operating conditions of the establishment include but are not limited to the hours of operation, type of menu, availability of food, and the number of tables and chairs provided for patrons. & RR #37(E) Change in Mode of Operation (Permitting smoking in the establishment) To wit: on Thursday, November 30, 2023, at approximately 10:00pm, Inspector Farmer-Johnson of the Board of License Commissioners entered the Ladies First Cigars, located 6402 Coventry Way, Clinton, MD. While inside she ordered food but was advised the chef left and that they had no food to offer. Also, Inspector Farmer-Johnson noticed patrons smoking cigars inside the establishment. This is a direct violation of RR# 58 A(2) and A(5). Also, a violation of RR #37 (E) Changing mode of Operation. 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. Continued from February 7, 2024, Regular Session Hearing.

6. Emily Bruno, Managing Member, Julie C. Verratti, Managing Member, Jeffrey Ramirez Managing Member, t/a Denizen Brewery Company, 4550 Van Buren Street Riverdale, Maryland 20737, Class B(DD), Beer, Wine and Liquor, is summoned to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County. To wit: on Saturday, December 9, 2024, at approximately 8:48 pm Inspector Hamilton of the Prince George's County Board of License Commissioners conducted a Routine Inspection at Denizen Brewery Company, located at 4550 Van Buren St., Riverdale Park, MD. 20737. Inspector Hamilton noticed several cases of alcohol with no wholesale labels. At this point, Inspector Hamilton requested to see the store's alcoholic beverage invoices. Upon receipt of the invoices, it was confirmed that the invoices provided was addressed to Denizens Brewing Company, located at 1115 East-West Hwy, Silver Spring, Maryland 20910. The licensee has no previous violation in the past two years. 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, March 6, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email 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 February 15, 2024

146566 (2-22,2-29)

LEGALS

ORDER OF PUBLICATION INFILL HYATTSVILLE, LLC

7201 Wisconsin Avenue, Suite 600 Bethesda, Maryland 20814

Plaintiff vs.

DORIS V. WELCHER 1800 Palmer Road, Apt. 128 Fort Washington, Maryland 20744

and UNKNOWN OWNER OF PROPERTY

1316 Hill Road, Landover, Map 066, Grid C1, Parcel 000, Acct No. 18-2114288 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in 1316 Hill Road, Landover, Account Number 18-2114288

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-000736

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 1316 Hill Road, Landover, Account Number 18-2114288 and assessed to Doris V. Welch, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

1316 Hill Road, Landover, District 18, Map 066, Grid C1, Parcel 000, Acct No.: 2114288

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed. It is thereupon this 13th day of February, 2024, by the Circuit Court for Prince George's County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 8th day of March, 2024, warning all persons interested in said property to be and appear in this Court by the 17th day of April, 2024, to redeem the property, 1316 Hill Road, Landover, Account Number 18-2114288, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, INFILL HYATTSVILLE, LLC, a title free and clear of all encumbrances, except for ground rents.

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

True Copy—Test: Mahasin El Amin, Clerk 146545 (2-22,2-29,3-7)

LEGALS

ORDER OF PUBLICATION BY POSTING MICHELLE WILLIAMS vs. JESSICA CHAMBLEE

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-006015 Other Reference Number(s): D-05-FM-23-003957

ORDERED, ON THIS 15th day of February, 2024, by the Circuit Court for Prince George's County MD: That the Defendant, JESSICA CHAMBLEE, is hereby notified that she has filed a COMPLAINT FOR CUSTODY, SUPPORT AND OTHER RELIEF and stating that the Defendant's last known address is: 562 Newcomb Street, SE, Washington, DC 20032, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JESSICA CHAMBLEE, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

ORDERED, said posting to be completed by the 16th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, JESSICA CHAMBLEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146564 (2-22,2-29,3-7)

LEGALS

ORDER OF PUBLICATION BY POSTING GILDA CERRATO PINEDA vs. ROGER RODRIGUEZ CRUZ

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-006301

ORDERED, ON THIS 14th day of February, 2024, by the Circuit Court for Prince George's County MD: That the Defendant, Roger David Rodriguez Cruz is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS and stating that the Defendant's last known address is: 398 Communipaw Ave, Apt 6, Jersey City, NJ 07304, and therefore it is;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 15th day of March, 2024; and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, ROGER RODRIGUEZ CRUZ, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

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

ORDERED, THAT THE DEFENDANT, ROGER DAVID RODRIGUEZ CRUZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146546 (2-22,2-29,3-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINA T SZCZEPANSKI

Notice is given that Cynthia L. Gerry, whose address is 12509 Chelton Lane, Bowie, MD 20715, was on October 11, 2023 appointed personal representative of the small estate of Regina T Szczepanski who died on May 31, 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.

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

ORDERED, said posting to be completed by the 16th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, JESSICA CHAMBLEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146564 (2-22,2-29,3-7)

LEGALS

Matthew J. Dyer, Esquire, #0512130229 PO Box 1299 Upper Marlboro, MD 20773 (301) 627-5844

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY S. WYVILL

Notice is given that Carlton J. Wyvill, Jr., whose address is 7211 Chew Road, Upper Marlboro, MD 20772, was on February 8, 2024 appointed Personal Representative of the estate of Shirley S. Wyvill who died on December 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 8th day of August, 2024.

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

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

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

CARLTON J. WYVILL, 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. 132057 (2-22,2-29,3-7)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JESSE THOMAS PETERSON JR

Notice is given that Julian Peterson, whose address is 4007 Woodreed Drive, Brandywine, MD 20613, was on February 9, 2024 appointed personal representative of the small estate of Jesse Thomas Peterson Jr, who died on August 17, 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.

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

ORDERED, said posting to be completed by the 16th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, JESSICA CHAMBLEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

JULIAN PETERSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131961 (2-22)

LEGALS

William Paul Blackford Esq 513 Benfield Road Suite 302 Severna Park, MD 21146 410-647-6677

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSANNE GERTRUDE FISCHER

Notice is given that Frances C. Garofalo, whose address is 137 Tammany St., Kingston, NY 12401, was on February 8, 2024 appointed Personal Representative of the estate of Rosanne Gertrude Fischer who died on June 8, 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 8th day of August, 2024.

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

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

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

FRANCES C. GAROFALO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131229 (2-22,2-29,3-7)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MALCOLM WARDELL WALKER

Notice is given that Ronald W Walker, whose address is 16030 Almond Sunset Lane, Brandywine, MD 20613, and Ruthie Jackson Horton, whose address is 479 Carolina Bay Trail, Monetta, SC 29105 were on January 29, 2024 appointed Co-Personal Representatives of the estate of Malcolm Wardell Walker, who died on December 15, 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 29th day of July, 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.

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

ORDERED, said posting to be completed by the 16th day of March, 2024; and it is further

ORDERED, THAT THE DEFENDANT, JESSICA CHAMBLEE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 15th DAY OF APRIL, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

RONALD W WALKER RUTHIE JACKSON HORTON 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. 132044 (2-22,2-29,3-7)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THOMAS FRANCIS BRODERICK

Notice is given that Nancy C Munroe, whose address is 209 Pine Street, Stoughton, MA 02072, was on January 12, 2024 appointed Personal Representative of the estate of Thomas Francis Broderick who died on February 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 12th day of July, 2024.

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

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

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

NANCY C MUNROE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129558
146516 (2-15,2-22,2-29)

Matthew J. Dyer, Esquire,
#0512130229
P.O. Box 1299
Upper Marlboro, MD 20773
(301) 627-5844

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEROY LAFAYETTE MILLS

Notice is given that Robin A Collick, whose address is 16806 Village Drive West, Upper Marlboro, MD 20772, was on February 5, 2024 appointed Personal Representative of the estate of Leroy Lafayette Mills, who died on October 18, 2023 without a will.

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

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

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

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

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

ROBIN A COLLICK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132097
146519 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHERINE MATTIE PUGH

Notice is given that Helen M Quander-Williford, whose address is 3603 Dunlap Street, Temple Hills, Maryland 20748, was on January 31, 2024 appointed Personal Representative of the estate of Katherine Mattie Pugh, who died on October 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of July, 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.

HELEN M QUANDER-WILLIFORD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131462
146524 (2-15,2-22,2-29)

Diane Thompson-Bouknight
1618 Winesapp Drive
Odenton, MD 21113
301-437-4019

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENARD JOSEPH SOUTHALL

Notice is given that Bonita Truesdale, whose address is 16 Bristoe Station Road, Taneytown, MD 21787, was on January 30, 2024 appointed Personal Representative of the estate of Denard Joseph Southall, who died on November 29, 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 30th day of July, 2024.

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

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

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

BONITA TRUESDALE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 123941
146518 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH VON BARGEN

Notice is given that Barbara White Morton, whose address is 6279 Woodcrest Drive, Ellicott City, MD 21043, was on February 1, 2024 appointed Personal Representative of the estate of Kenneth Von Bargen who died on January 14, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of August, 2024.

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

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

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

BARBARA WHITE MORTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132195
146513 (2-15,2-22,2-29)

Peggy A. Miller
5130 - 7th St NE
Washington, D.C. 20011-2625
240-401-7749

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUE ADDIE CULBREATH

Notice is given that David Culbreath, whose address is 7315 Wood Hollow Terrace, Ft. Washington, MD 20744, was on January 26, 2024 appointed Personal Representative of the estate of Lue Addie Culbreath, who died on July 8, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of July, 2024.

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

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

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

DAVID CULBREATH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132039
146520 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANN LEE DOYLE

Notice is given that Dawn Wolf, whose address is 7723 Fisher Drive, Falls Church, VA 22043, was on February 5, 2024 appointed Personal Representative of the estate of Joann Lee Doyle who died on November 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 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 August, 2024.

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

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

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

DAWN WOLF
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132227
146514 (2-15,2-22,2-29)

JANET L TULL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132192
146515 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY L KNIGHT

Notice is given that Kathleen Marie Dumhart, whose address is 11406 Horseshoe Trail, Lusby, MD 20657, and Joyce Lynn Wood, whose address is 8440 Ice Crystal Drive, Unit K, Laurel, MD 20723, were on November 8, 2023 appointed Co-Personal Representatives of the estate of Vincent Orville Ganley Jr who died on October 3, 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 1st day of August, 2024.

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

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

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

KATHLEEN MARIE DUMHART
JOYCE LYNN WOOD
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. 131221
146517 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALIEU NJIE

Notice is given that Teedditashae Payton, whose address is 15205 Jenkins Ridge Road, Bowie, MD 20721, was on January 18, 2024 appointed Personal Representative of the estate of Aliu Njie, who died on June 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 18th day of July, 2024.

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

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

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

TEDDITASHAE PAYTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132005
146522 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENT ORVILLE GANLEY JR

Notice is given that Kathleen Marie Dumhart, whose address is 11406 Horseshoe Trail, Lusby, MD 20657, and Joyce Lynn Wood, whose address is 8440 Ice Crystal Drive, Unit K, Laurel, MD 20723, were on November 8, 2023 appointed Co-Personal Representatives of the estate of Vincent Orville Ganley Jr who died on October 3, 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 8th day of May, 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 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.

KATHLEEN MARIE DUMHART
JOYCE LYNN WOOD
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. 131221
146517 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
UAIDA D MASON

Notice is given that Sarah Jackson, whose address is 5500 Jeffrey Circle, Waldorf, MD 20601, was on February 2, 2024 appointed Personal Representative of the estate of Uaida D Mason, who died on August 1, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of August, 2024.

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

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

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

SARAH JACKSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131536
146523 (2-15,2-22,2-29)

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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
1406 Torrey Pl., Hyattsville, MD 20782**

By virtue of the power and authority contained in a Deed of Trust from JOSE MATIAS REYES and HILMEDA MENDOZA DE REYES, dated April 2, 2015 and recorded in Liber 37168 at Folio 333 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 13, 2024
AT 3:05 P.M.**

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

Being known and designated as Lot numbered Thirty-Eight (38) in Block numbered Two (2), in the subdivision known as "Miller Estates", as per plat thereof recorded in Plat Book WWW 27 at folio 7 among the Land Records of Prince George's County, Maryland

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

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.250% 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 # A000560**

146548 (2-22,2-29,3-7)

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
7502 Grange Hall Dr., Fort Washington, MD 20744**

By virtue of the power and authority contained in a Deed of Trust from Antoinette Carey, dated February 7, 2018 and recorded in Liber 40871 at Folio 539 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

**WEDNESDAY, MARCH 13, 2024
AT 3:00 P.M.**

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

Lot Numbered Eleven (11), in Block Lettered "J", in the subdivision known as "SECTION THREE, APPLE GROVE", as per plat thereof recorded in Plat Book WWW 48 at plat no. 59, among the Land Records of Prince George's County, Maryland.

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

TERMS OF SALE: A deposit of \$13,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN AND ERICA T. DAVIS

Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George's County, Maryland

**Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000560**

146549 (2-22,2-29,3-7)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHELLE JEAN BROWN

Notice is given that Shanika M Brown, whose address is 2726 Red Oak Lane, Lanham, Maryland 20706, was on February 5, 2024 appointed Personal Representative of the estate of Michelle Jean Brown, who died on November 18, 2023 without a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

SHANIKA M BROWN
Personal Representative

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

Estate No. 132034
146525 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MILDRED ANN DAVIS
AKA: MILDRED W DAVIS**

Notice is given that Theolyn A Walker, whose address is 9508 Wilton Place, Clinton, MD 20735, was on February 7, 2024 appointed Personal Representative of the estate of Mildred Ann Davis who died on January 1, 2024 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THEOLYN A WALKER
Personal Representative

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

Estate No. 132079
146563 (2-22,2-29,3-7)

LEGALS

ORDER OF PUBLICATION

RE ASSET EV-SP, LLC
C/o Benjamin M. Decker, Esquire
2806 Reynolda Rd., #208
Winston-Salem, NC 27106

Plaintiff

vs.

THE TESTATE AND INTESTATE SUCCESSORS OF MILDRED KING, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT PRINCE GEORGE'S COUNTY, Maryland

AND

All persons having or claiming to have any interest in the property and premises situate, described as:

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 2056539, LOTS 17.18.19.20; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 35; ASSMT \$209,800 LIB 5503 FL 570; ASSESSED TO KING MILDRED; KNOWN AS 416 ABEL AVE CAPITOL HEIGHTS 20743.

Defendants

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

C-16-CV-23-005169

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 2056539, LOTS 17.18.19.20; 8,000 SQ.FT. & IMPS. CAPITOL HEIGHTS BLK 35; ASSMT \$209,800 LIB 5503 FL 570; ASSESSED TO KING MILDRED; KNOWN AS 416 ABEL AVE CAPITOL HEIGHTS 20743.

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

It is thereupon this 5th day of February, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 1st day of March, 2024, warning all persons interested in the property to appear in this Court by the 9th day of April, 2024, and redeem the property herein described 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
146483 (2-15,2-22,2-29)

File No. 23-PG-RT-1012

ORDER OF PUBLICATION

RTLFD-MD, LLC
C/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Citimortgage, Inc., successor in interest to CitiCorp Mortgage Inc, and Myron T. Ebell, and Victoria L. Ebell, and Prince George's County, Maryland,

And

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

5707 Forest Rd
Landover, MD 20785

Legal Description: 8,250 Sq.Ft. & Imps. Cheverly Lot C Bk 55
Property Account ID: 02-0171942
Deed Ref.: 11181 /498
Assessed to: CitiCorp Mortgage Inc.,
Defendants

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

**Case Number:
C-16-CV-24-000539**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

**5707 Forest Rd, Landover, MD
20785**

Legal Description: 8,250 Sq.Ft. & Imps. Cheverly Lot C Bk 55
Property Account ID: 02-0171942
Deed Ref.: 11181 /498
Assessed to: CitiCorp Mortgage Inc.

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

It is thereupon this 5th day of February, 2024, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three successive weeks, before the 1st day of March, 2024, warning all persons interested in the said properties to be and appear in this Court by the 9th day of April, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146485 (2-15,2-22,2-29)

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LEGALS

Karen M. Selby, Esq.
3261 Old Washington Rd., Suite 2020
Waldorf, MD 20602
202-844-5753

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED C. THOMAS

Notice is given that Donald K. Thomas, whose address is 6516 Willow Pond Drive, Fredericksburg, VA 22407, was on January 23, 2024 appointed Personal Representative of the estate of Mildred C. Thomas who died on October 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 23rd day of July, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

DONALD K. 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. 131861
146446 (2-8,2-15,2-22)

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
MABLE J. TOWNSEND

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on January 26, 2024 appointed Personal Representative of the estate of Mable J. Townsend, who died on July 1, 2019 without a will.

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

All persons having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:
(1) Six months from the date of the decedent's death; or
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS J. KOKOLIS, 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. 127750
146445 (2-8,2-15,2-22)

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Prince George's County
Since 1932*

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

2018 MITSUBISHI OUTLANDER JA4AD3A31JZ018324 Estate No. 131861
146570 (2-22)

*The
Prince George's Post
Newspaper*

*Call
301-627-0900*

or

*Fax
301-627-6260*

*Have a
Wonderful
and Safe
Weekend*

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
301 GOLDLEAF AVENUE
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated July 26, 2007 and recorded in Liber 29117, Folio 349, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$75,000.00, and an interest rate of 6.990%, 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

MARCH 12, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146541 (2-22,2-29,3-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY
2705 PORTER AVENUE
SUITLAND, MD 20746

By authority contained in a Deed of Trust dated December 24, 2016 and recorded in Liber 39243, Folio 367, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$188,746.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 12, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$17,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146542 (2-22,2-29,3-7)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE
1209 SHELL DUCK COURT
UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Courtney A George, dated March 29, 2012, and recorded in Liber 33548 at folio 445 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

MARCH 12, 2024
AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-601270)

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

146543 (2-22,2-29,3-7)

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: 3/6/2024.

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

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

Table with 4 columns: Year, Make, Model, VIN. Rows include 2004 Ford Explorer, 2011 Mercedes-Benz C300, 1977 Ford F-150, and 1994 Mazda B4000.

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

Table with 4 columns: Year, Make, Model, VIN. Rows include 2013 BMW X5 and 2001 Chrysler Concorde.

146571 (2-22)

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

Table with 4 columns: Year, Make, Model, VIN. Lists various vehicles including Mini, Chevrolet, Buick, Ford, and Nissan.

146544 (2-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEANNE A PIKE

Notice is given that Melba Bryan, whose address is 5043 Kimi Gray Court SE, Washington, DC 20019, was on February 7, 2024 appointed Personal Representative of the estate of Jeanne A Pike, who died on January 4, 2024 without a will.

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

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

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

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

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

MELBA BRYAN
Personal Representative

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

Estate No. 132230
146556 (2-22,2-29,3-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RALPH THOMAS SHIERLING

Notice is given that Mary Anderson, whose address is 6722 Pyramid Way, Columbia, MD 21044, was on January 30, 2024 appointed Personal Representative of the estate of Ralph Thomas Shierling who died on January 3, 2024 with a will.

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

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

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

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

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

MARY ANDERSON
Personal Representative

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

Estate No. 132040
146560 (2-22,2-29,3-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNE LUVERN SLACK

Notice is given that Todd Slack, whose address is 411 Ridgeview Court, Arnold, Maryland 21012, was on February 13, 2024 appointed Personal Representative of the estate of Anne Luvern Slack who died on December 18, 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 August, 2024.

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

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

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

TODD SLACK
Personal Representative

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

Estate No. 132311
146561 (2-22,2-29,3-7)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SARAH B LEACH

Notice is given that Christopher Leach, whose address is 5404 Woodyard Rd, Upper Marlboro, MD 20772, was on February 7, 2024 appointed Personal Representative of the estate of Sarah B Leach who died on December 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 7th day of August, 2024.

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

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

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

CHRISTOPHER LEACH
Personal Representative

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

Estate No. 131765
146562 (2-22,2-29,3-7)

The Prince George's Post
Serving
Prince George's County
301.627.0900

LEGALS

LM File No.: 1751-00042-Insight Real Estate, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

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

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC,

vs.

Plaintiff,

The testate and intestate successors of Douglas B. Freeman, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1.0200 Acres. Assmt \$65,167 Map 096 Grid F1 Par 380 Lib 07400 F1 820 and being identified on the Tax Roll as Parcel ID: 12-1238401, and which may be known as 5152 Saint Barnabas Rd., Temple Hills, MD 20748, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1.0200 Acres. Assmt \$65,167 Map 096 Grid F1 Par 380 Lib 07400 F1 820 and being identified on the Tax Roll as Parcel ID: 12-1238401, and which may be known as 5152 Saint Barnabas Rd., Temple Hills, MD 20748, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000372 (TAX SALE)

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

described as 1.0200 Acres. Assmt \$65,167 Map 096 Grid F1 Par 380 Lib 07400 F1 820 and being identified on the Tax Roll as Parcel ID: 12-1238401, and which may be known as 5152 Saint Barnabas Rd., Temple Hills, MD 20748.

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

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

146418 (2-8,2-15,2-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **THELMA C ROSS**

Notice is given that Sandra Maria Smith, whose address is 7919 Cawker Ave, Lanham, MD 20706, was on January 24, 2024 appointed Personal Representative of the estate of Thelma C Ross, who died on October 15, 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 24th day of July, 2024.

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

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

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

SANDRA MARIA 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. 131521
146441 (2-8,2-15,2-22)

LEGALS

LM File No.: 1751-00081-Insight Real Estate, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

LM File No.: 1751-00035-Insight Real Estate, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC,

vs.

Plaintiff,

Abelino Arevalo-Orellana; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as White Oak Bott OM 1.0100 Acres. Assmt \$75,200 Map 082 Grid E1 Par 223 Lib 46367 F1 157 and being identified on the Tax Roll as Parcel ID: 15-1725845, and which may be known as Vacant lot on Sansbury Rd., Upper Marlboro, MD 20774, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as White Oak Bott OM 1.0100 Acres. Assmt \$75,200 Map 082 Grid E1 Par 223 Lib 46367 F1 157 and being identified on the Tax Roll as Parcel ID: 15-1725845, and which may be known as Vacant lot on Sansbury Rd., Upper Marlboro, MD 20774, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000374 (TAX SALE)

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

described as White Oak Bott OM 1.0100 Acres. Assmt \$75,200 Map 082 Grid E1 Par 223 Lib 46367 F1 157 and being identified on the Tax Roll as Parcel ID: 15-1725845, and which may be known as Vacant lot on Sansbury Rd., Upper Marlboro, MD 20774.

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

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

146420 (2-8,2-15,2-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LORITA MILLER**

Notice is given that Rita A. Miller, whose address is 730 46th Street SE, Washington, DC 20019, was on January 10, 2024 appointed Personal Representative of the estate of Lorita Miller, who died on November 25, 2023 without a will.

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

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 July, 2024.

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

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

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

RITA A. MILLER
Personal Representative

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

Estate No. 131926
146443 (2-8,2-15,2-22)

LEGALS

LM File No.: 1751-00082-Insight Real Estate, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

LM File No.: 1751-00083-Insight Real Estate, LLC

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC,

vs.

Plaintiff,

Adam K. Bernstein; Alison M. Bernstein; Brian H. Bernstein; The testate and intestate successors of Norman Bernstein, deceased, and all persons claiming by, through, or under the decedent; Richard D. Bernstein; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 18,893.0000 Sq.Ft. Tantalum South - Lot 13 Blk J Assmt \$96,700 Lib 07686 F1 060 and being identified on the Tax Roll as Parcel ID: 05-0409854, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000376 (TAX SALE)

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

described as 18,893.0000 Sq.Ft. Tantalum South - Lot 13 Blk J Assmt \$96,700 Lib 07686 F1 060 and being identified on the Tax Roll as Parcel ID: 05-0409854, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744.

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

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

146421 (2-8,2-15,2-22)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHARLOTTE HARRIETT BROWN**

Notice is given that Chartese Berry, whose address is 5102 Saint Thomas Sanctuary, Bowie, MD 20720, was on February 9, 2024 appointed personal representative of the small estate of Charlotte Harriett Brown, who died on March 26, 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 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

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

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

CHARTESE BERRY
Personal Representative

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

Estate No. 128852
146553 (2-22)

ORDER OF PUBLICATION

Insight Real Estate, LLC,

vs.

Plaintiff,

Adam K. Bernstein; Alison M. Bernstein; Brian H. Bernstein; The testate and intestate successors of Norman Bernstein, deceased, and all persons claiming by, through, or under the decedent; Richard D. Bernstein; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 18,520.0000 Sq.Ft. Tantalum South - Lot 14 Blk J Assmt \$96,700 Lib 07686 F1 060 and being identified on the Tax Roll as Parcel ID: 05-0409862, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000377 (TAX SALE)

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

described as 18,520.0000 Sq.Ft. Tantalum South - Lot 14 Blk J Assmt \$96,700 Lib 07686 F1 060 and being identified on the Tax Roll as Parcel ID: 05-0409862, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744.

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

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

146422 (2-8,2-15,2-22)

NOTICE

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

v.

Melvin J. Holston

AND

Marion Holston

7514 Burntwood Court
Clinton, MD 20735
Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001038

Notice is hereby given this 31st day of January, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of February, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 29th day of February, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$455,592.15. The property sold herein is known as 7514 Burntwood Court, Clinton, MD 20735.

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

True Copy—Test:
Mahasin El Amin, Clerk

146475 (2-8,2-15,2-22)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY LOU THORNE

Notice is given that Steven Thorne, whose address is 1029 Broadview Rd, Fort Washington, MD 20744, was on January 18, 2024 appointed Personal Representative of the estate of Mary Lou Thorne who died on January 14, 2024 with a will.

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

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

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

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

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

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

STEVEN THORNE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131997
146447 (2-8,2-15,2-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY D WILLIAMS

Notice is given that Joan Williams, whose address is 1208 Shell Duck Court, Upper Marlboro, Maryland 20774, was on January 24, 2024 appointed Personal Representative of the estate of Shirley D Williams who died on December 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 24th day of July, 2024.

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

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

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

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

JOAN WILLIAMS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131920
146448 (2-8,2-15,2-22)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GAILYN A GWIN

Notice is given that Joseph R. Irwin, whose address is 9714 Anita Lane, Seabrook, MD 20706, was on January 18, 2024 appointed Personal Representative of the estate of Gailyn A Gwin who died on October 26, 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 July, 2024.

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

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

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

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

JOSEPH R. IRWIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131814
146449 (2-8,2-15,2-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES E MCCLELLAND SR

Notice is given that Regina K McClelland, whose address is 9207 Cheltenham Drive, Brandywine, Maryland 20613, was on February 5, 2024 appointed Personal Representative of the estate of James E McClelland Sr who died on September 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 5th day of August, 2024.

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

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

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

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

REGINA K MCCLELLAND
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131633
146510 (2-15,2-22,2-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD CLAUDELL PRATT

Notice is given that Margaret Lomax, whose address is 1015 Agri-copia Drive, La Plata, MD 20646, was on February 1, 2024 appointed Personal Representative of the estate of Edward Claudell Pratt who died on January 7, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of August, 2024.

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

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

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

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

MARGARET LOMAX
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132200
146511 (2-15,2-22,2-29)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARY EDSSEL COOPER

Notice is given that SUSAN ANN LADUE, whose address is 38210 Zane Court, Mechanicsville, MD 20659, was on February 1, 2024 appointed Personal Representative of the estate of Gary Edsel Cooper who died on December 6, 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 1st day of August, 2024.

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

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

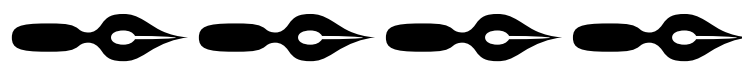
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the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

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

SUSAN ANN LADUE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132006
146512 (2-15,2-22,2-29)

**THE
PRINCE
GEORGE'S
POST
NEWSPAPER**



**YOUR
NEWSPAPER OF
LEGAL RECORD**

CALL: 301-627-0900

FAX: 301-627-6260

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the Duval Wing, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/01/2024. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 10273
2022 TOYOTA
VIN# 5TDGZRBHXS569065
JD AUTO CARE
7622 MARLBORO PIKE
FORESTVILLE

LOT#10459
2007 LANDROVER
VIN# SALS25467A992619
MARIO'S AUTO REPAIR
4315 EASTERN AVE
BALTIMORE

LOT#10460
2008 SCION
VIN# JTKDE167180228588
MARIO'S AUTO REPAIR
4315 EASTERN AVE
BALTIMORE

LOT#10461
2007 MERCEDES
VIN# WDBRF92H27F916813
MARIO'S AUTO REPAIR
4315 EASTERN AVE
BALTIMORE

LOT#10466
2014 INTERNATIONAL
VIN# 3HSDJ5NR3E033114
DAVIS ENGINE REPAIR
8861 CITATION RD
ESSEX

LOT#10469
2012 CHEVROLET
VIN# 1G1PG55C6C7285175
DELMARVA TOWING
11110 GREYS CORNER RD
BERLIN

LOT#10470
2019 JEEP
VIN# 1C4P1LCBXKD454729
DELMARVA TOWING
11110 GREYS CORNER RD
BERLIN

LOT#10472
2008 SMART
VIN# WMEEJ31XX8K171923
MERCEDES BENZ OF
CATONSVILLE
6631 BALTIMORE NATL PIKE
CATONSVILLE

LOT#10475
2005 YAMAHA
VIN# YJARJ06E85A024034
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

LOT#10476
2000 YAMAHA
VIN# YJARJ04E9YA006827
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

LOT#10477
2018 SUZUKI
VIN# JS1VY53AXJ2100512
ATLANTIC CYCLE & POWER
4580 CRAIN HWY
WHITE PLAINS

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

LOT#10479
2019 DODGE
VIN# 3C4PDCBB4KT681417
WALDORF DODGE
2294 CRAIN HWY
WALDORF

LOT#10480
2014 FORD
VIN# 1FDSE3EL8EDA92176
FREESTATE AUTO & TRUCK INC
200 A RITCHIE RD
CAPITOL HEIGHTS

LOT#10481
2015 RAM
VIN# 1C6RR7GT7FS776202
PRINCE FREDERICK DODGE
265 SOLOMONS ISLAND RD
PRINCE FREDERICK

LOT#10482
2006 INFINITI
VIN# JNKAY01F56M261513
JOEVIC AUTO SERVICE
1510 WHITELOCK ST
BALTIMORE

LOT#10484
2004 FORD
VIN# 1FDXE45S24HA92250
ATEL BUS & TRUCK SERVICE
CENTER INC
12120 CONWAY RD
BELTSVILLE

LOT#10485
2008 FORD
VIN# 3FRNF65Z18V643283
ATEL BUS & TRUCK SERVICE
CENTER INC
12120 CONWAY RD
BELTSVILLE

LOT#10486
1991 WINNEBAGO
VIN# 1GBKP37N0M3300475
ATEL BUS & TRUCK SERVICE
CENTER INC
12120 CONWAY RD

BELTSVILLE

LOT#10488
2017 MIRADA
VIN# 1F66F5DY8H0A09095
ATEL BUS & TRUCK SERVICE
CENTER INC
12120 CONWAY RD
BELTSVILLE

LOT#10489
2005 BLUEBIRD
VIN# 1BAK6CKH25F228989
ATEL BUS & TRUCK SERVICE
CENTER INC
12120 CONWAY RD
BELTSVILLE

LOT#10491
1999 NISSAN
VIN# JNAUXV1J6XA300165
ATEL BUS & TRUCK SERVICE
CENTER INC
12120 CONWAY RD
BELTSVILLE

LOT#10575
2010 DODGE
VIN# 2B3C4DV8AH103818
DARCARS CHRYSLER JEEP
DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10577
2014 DODGE
VIN# 2C3CDXHG7EH124012
DARCARS CHRYSLER JEEP
DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10583
2014 JEEP
VIN# 1C4RJFBM7EC302883
DARCARS CHRYSLER JEEP
DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10584
2015 CHRYSLER
VIN# 1C3CCCBG3FN597967
DARCARS CHRYSLER JEEP
DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT#10586
2014 NISSAN
VIN# 3N1AB7AP7EL681838
JIM COLEMAN NISSAN OF
ELLCOTT CITY
8569 BALTIMORE NATL PIKE
ELLCOTT CITY

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

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

146531 (2-15,2-22)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IVEY RAY BRYANT

Notice is given that Germain Bryant, whose address is 3589 Holborn Place, Frederick, Maryland 21704, was on February 1, 2024 appointed Personal Representative of the estate of Ivey Ray Bryant, who died on March 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 1st day of August, 2024.

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

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

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

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

GERMAIN BRYANT
Personal Representative

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

Estate No. 131848
146526 (2-15,2-22,2-29)

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146491 (2-15,2-22,2-29)

LEGALS

COUNTY COUNCIL HEARING

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

**TUESDAY, FEBRUARY 27, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND**

<https://pgccouncil.us/LIVE>

11:00 A.M.

Notice is hereby given that on Tuesday, February 27, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individuals to the Prince George's County Commission on Common Ownership Communities:

Ms. Chrisel Edwards-Green Appointment
Replacing: John Henry King
Term Expiration: March 31, 2026

Ms. Patricia J. Fletcher Reappointment
Term Expiration: March 31, 2027

Ms. Danielle L. Grey Reappointment
Term Expiration: March 31, 2027

Mr. Marvin E. Holmes, Jr. Reappointment
Term Expiration: March 31, 2025

Ms. Linda Hunt Reappointment
Term Expiration: March 31, 2025

Mr. Robert E. Nicholson Reappointment
Term Expiration: March 31, 2027

Ms. Rachelle A. Spencer Appointment
Replacing: Daniel Hall
Term Expiration: March 31, 2027

Ms. LaShauna M. Tillmon Appointment
Replacing: Timothy Smith
Term Expiration: March 31, 2026

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**
Jolene Ivey, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

146538 (2-15,2-22)



LEGALS

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

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

**9103 FOWLER LANE
LANHAM, MD 20706**

By authority contained in a Deed of Trust dated March 26, 2008 and recorded in Liber 30111, Folio 219, modified by Loan Modification Agreement recorded on September 7, 2021, at Liber No. 46110, Folio 1, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,200.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 5, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146491 (2-15,2-22,2-29)

LEGALS

File No. 23-PG-RT-1020

ORDER OF PUBLICATION

RTL-F-MD, LLC
c/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Geoffrey Gatambia, and
Lucy W. Gatambia, and
State Employees Credit Union of
MD., Inc., Lender, and
Kevin Kesecker, Trustee, and
James C. Smith, III, Trustee, and
Prince George's County, Maryland,

And

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

705 Castlewood Pl
Upper Marlboro, MD 20774

Legal Description: 9,500 Sq. Ft. & Imps. New Orchard Estate Lot 15 Blk A Property Account ID: 13-1396381 Deed Ref.: 17675/427 Assessed to: Gatambia, Geoffrey & Lucy W.,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case Number:
C-16-CV-24-000698**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

705 Castlewood Pl, Upper Marlboro, MD 20774
Legal Description: 9,500 Sq. Ft. & Imps. New Orchard Estate Lot 15 Blk A Property Account ID: 13-1396381 Deed Ref.: 17675/427 Assessed to: Gatambia, Geoffrey & Lucy W.

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

It is thereupon this 12th day of February, 2024, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three successive weeks, before the 8th day of March, 2024, warning all persons interested in the said properties to be and appear in this Court by the 16th day of April, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146534 (2-15,2-22,2-29)

146534 (2-15,2-22,2-29)

File No. 23-PG-RT-1110

ORDER OF PUBLICATION

RTL-F-MD, LLC
c/o William M. O'Connell, Esquire
Law Office of William M. O'Connell, LLC
124 South Street, Suite 4
Annapolis, MD 21401
Tel. (410) 230-1800,

Plaintiff

vs.

Edna Faye Williams, and
Prince George's County, Maryland,

And

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

145 Riverhaven Drive, Unit 218
Oxon Hill, MD 20745

Legal Description: Unit 218 Parking Space A137, A138, B118 Storage Units 37, 47, 1,000 Sq.Ft. & Imps. The Haven Condominium
Property Account ID: 12-5621688
Deed Ref.: 41910/192
Assessed to: Williams, Edna Faye,

Defendants

**In the Circuit Court for
Prince George's County, Maryland
Case Number:
C-16-CV-24-000700**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, situate in Prince George's County, Maryland and described as:

145 Riverhaven Drive, Unit 218, Oxon Hill, MD 20745
Legal Description: Unit 218 Parking Space A137, A138, B118 Storage Units 37, 47, 1,000 Sq.Ft. & Imps. The Haven Condominium
Property Account ID: 12-5621688
Deed Ref.: 41910/192
Assessed to: Williams, Edna Faye

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

It is thereupon this 12th day of February, 2024, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three successive weeks, before the 8th day of March, 2024, warning all persons interested in the said properties to be and appear in this Court by the 16th day of April, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
146535 (2-15,2-22,2-29)

146535 (2-15,2-22,2-29)

LEGALS

Jennifer I. Brandi
5303 Baltimore Avenue
Hyattsville, MD 20781
301-699-3100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLOTTE MARIE CHILDRRESS

Notice is given that Lisa A. Keller, whose address is 405 71st Avenue, Capitol Heights, MD 20743, was on February 2, 2024 appointed Personal Representative of the estate of Charlotte Marie Childress who died on November 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 (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 August, 2024.

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

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

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

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

LISA A. KELLER
Personal Representative

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

Estate No. 131907
146508 (2-15,2-22,2-29)

Christine Vaughan, Esq.
1965 Greenspring Dr. Ste 102
Timonium, MD 21093
561-859-9835

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DORIS LEE MARSH

Notice is given that Gloria Maxine Williams, whose address is 11060 Lake Shore Ct, Waldorf, MD 20603, was on February 1, 2024 appointed Personal Representative of the estate of Doris Lee Marsh who died on October 31, 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 1st day of August, 2024.

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

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

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

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

GLORIA MAXINE WILLIAMS
Personal Representative

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

Estate No. 132198
146509 (2-15,2-22,2-29)

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