Carl A. Howard, Esq. Howard & Howard, Attorneys-at-Law 298 Butler Road Reisterstown, Maryland 21136 (410) 526-4734

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BETTY J. WHITE

Notice is given that Vicki L White, whose address is 14622 Ring House Road, Brandywine, MD 20613, was on June 21, 2023 appointed Personal Representative of the estate of Betty White, who died on April 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 21st day of December, 2023.

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

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

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

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

VICKI L WHITE Personal Representative

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

Estate No. 129455 144919 (7-6,7-13,7-20)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

Ronnie James 1423 Pacific Avenue Capital Heights, MD 20743

Annie Nelson 2015 Lawrence St. NE Washington, DC 20018

PRINCE GEORGE'S COUNTY. MARYLAND

Serve on: Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the FOURTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002859

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

Tax Account Number 14-1653047: Lot numbered Six (6) in Block lettered "L", in the subdivision known as "SECTION TWO, LINCOLN", as per plat recorded in Plat Book 1, at folio 67, among the Land Records of Prince George's County, Maryland. Account Number 14-1653047. \$1,150.06 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 26th day of June, 2023, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 21st day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 29th day of August, 2023 and redeem the aforesaid properties and answer the Comlaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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 Él Amin, Clerk

144895 (7-6,7-13,7-20)

Christopher A. Aragona, Esq. Oxon Hill Professional Building 6130 Oxon Hill Road, Suite 100 Oxon Hill, Maryland 20745 301-567-1100

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS MAE VARGA

Notice is given that Douglas Joseph Varga, whose address is 5311 Coveview Court, Greensboro NC 27407, was on March 20, 2023 appointed Personal Representative of the estate of Phyllis Mae Varga who died on February 17, 2023 with a

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of September, 2023.

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

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

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

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

DOUGLAS JOSEPH VARGA Personal Representative

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

Estate No. 128360 144872 (6-29,7-6,7-13)

LEGALS

ORDER OF PUBLICATION

Ronnie Iames 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff Awilda C. Laluz 4511 Lujean Ln. Fort Washington, MD 20744

> Dolores E. Fields 4511 Lujean Ln. Hagerstown, MD 21740

Largo, MD 20774

Complaint.

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

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the TWELFTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002869

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

Tax Account Number 12-4059747: Outlot A in the subdivision known as "Southworth Estates" as per the plat thereof recorded among the Land Records of Prince George's County, Maryland at plat book 232 at plat 42. Account Number 12-4059747. \$1,359.69 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 26th day of June, 2023, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 21st day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 29th day of August, 2023 and redeem the aforesaid properties and answer the Com-plaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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

144896 (7-6,7-13,7-20)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OI KIM COLOTTA BOWLING

Notice is given that David B. Bowling Sr, whose address is 7303 E Forest Rd, Landover, MD 20785, was on June 28, 2023 appointed Personal Representative of the estate of Kim Colotta Bowling, who died on April 29, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of December, 2023.

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

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

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

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

DAVID B. BOWLING SR Personal Representative

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

Estate No. 129757

(7-6,7-13,7-20)144920

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED CARLA Y HOLLAND

Notice is given that Martina Holland, whose address is 1714 Blount Drive, Fort Washington, MD 20744, was on May 2, 2023 appointed Personal Representative of the estate of Carla Y Holland, who died on February 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 2nd day of

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

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

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

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

MARTINA HOLLAND Personal Representative

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

> Estate No. 128797 (6-29,7-6,7-13)

144869

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

Substitute Trustees Plaintiffs

Estate of Janet P. Saxton aka Janes P. Saxton and Estate of Richard E. Saxton aka Richard Eric Saxton

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

CIVIL NO. C-16-CV-22-000857

ORDERED, this 26th day of June, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 47 Staton Drive, Upper Marlboro, Maryland 20774 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 26th day of July, 2023 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 26th day of July, 2023, next. The report states the amount of sale to be \$312,000.00.

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

144894 (7-6,7-13,7-20)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NORA L VALDEZ**

Notice is given that Glenn Valdez, whose address is 2347 Sansbury Drive, Chesapeake Beach, MD 20732, was on June 15, 2023 appointed Personal Representative of the estate of Nora L Valdez who died on March 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 15th day of December, 2023 Any person having a claim against the decedent must present the claim to the undersigned personal repre-

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

sentative or file it with the Register

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.

GLENN VALDEZ Personal Representative

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

Estate No. 129623 (6-29,7-6,7-13) <u>144876</u>

LEGALS

Ziad P. Haddad, Esq. 5335 Wisconsin Avenue NW, Suite 400 Washington, DC 20015 202-274-1510

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL **REPRESENTATIVE**

NOTICE IS GIVEN that the New Hampshire Circuit court of Hillsborough county, New Hampshire appointed Aaron J. Farmer, whose address is 60 Hartman Road, Newton Centre, MA 02459, as the Executor of the Estate of Carolann Williams Silva who died on December 8, 2013 domiciled in New Hampshire, United States.

The Maryland resident agent for service of process is Stephen J. O'-Connor, whose address is 9321 Watkins Road, Gaithersburg, MD 20882.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

(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 foreign personal representative mails or 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 claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

AARON J. FARMER Foreign Personal Representative

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

UPPER MARLBORO, MD 20773 Estate No. 129677

<u>144922</u> (7-6,7-13,7-20)

LEGALS

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

Upper Marlboro, Maryland 20773 In The Estate Of: **BRUCE REGINALD WILSON** Estate No.: 127401

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A VIRTUAL hearing will be held on **September 19, 2023 at 10:30 A.M.** This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

144909

(7-6,7-13) 144943

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **COETA FAYE WITHGOTT**

Notice is given that Leslie A Owen, whose address is 3805 Idle Court, Bowie, MD 20715, was on May 16, 2023 appointed Personal Representative of the estate of Coeta Faye Withgott who died on December 7, 2021 with a will. There was a prior small estate proceeding.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 16th day of November, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

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

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

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

LESLIE A OWEN Personal Representative

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

Estate No. 123890 (6-29,7-6,7-13) <u>144875</u>

LEGALS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK MATHIS JR

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Sharon R Mathis, whose address is 4550 Strut-field Lane #2129, Alexandria, VA 22311, was on June 16, 2023 appointed Personal Representative of the estate of Frank Mathis Jr who died on August 16, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of December, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal repre-

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

sentative or file it with the Register

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

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

tained from the Register of Wills. SHARON R MATHIS Personal Representative

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

Estate No. 129035 (6-29,7-6,7-13) <u>144877</u>

LEGALS

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

P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of: JOE LOUIS BUTLER Estate No.: 126877

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lolita Oglesby for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735

Main Street, Room D4010, Upper Marlboro, MD on **August 10, 2023 at** 10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills. REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(7-13,7-20)

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION JULY 25, 2023

NOTICE IS HEREBY GIVEN: that applications have been made with the Board of License Commissioners for Prince George's County, Maryland for the following alcoholic beverage licenses in accordance with the provisions of the Alcoholic Bev-

TRANSFER OF LOCATION

erage Article.

Jayamala Chinchode Reddy, Managing Member, for a Class A, Beer, Wine and Liquor for the use of Watkins Park Liquor MD, LLC, t/a Watkins Park Liquors, 12140 Central Avenue, Mitchellville, 20721, transfer from Watkins Park Liquor MD, LLC, t/a Watkins Park Liquors, 56 Watkins Park Drive, Upper Marlboro, 20772, Jayamala Chinchode Reddy, Managing Member.

Ka Ram Chung, Member-Manager, Peter L. Hong, Authorized Person, for a Class D(R), Beer and Wine for the use of JC's Organic Market, LLC, t/a Yes! Organic Hyattsville, 5331 Baltimore Avenue, Hyattsville, 20781, transfer from Yes! Organic Hyattsville, Inc., t/a Yes! Organic Market, Kathy Rachels, President, Gene M. Cha, Vice President, Gary M. Cha, Secretary/Treasurer, Peter L. Hong, Assistant

Secretary. Moises Ramirez, Juan President/Secretary/Treasurer, for a Class N(R), Beer, Wine and Liquor for the use of J.F.J., Inc., t/a Mexico Lindo Restaurant of Maryland, 5652 Annapolis Road, Bladensburg, 20710, transfer from J.F.J., Inc., t/a Mexico Lindo Restaurant, Julian Miguel, President, Moises Juan Ramirez, Secretary/Treasurer.

Pratap D. Patel, President/Treasurer, Terry L. Rosemond, Vice President/Secretary, for a Class A, Beer, Wine and Liquor for the use of Diversity Forestville, Inc., t/a Penn Station Liquors, 5654 Silver Hill Road, District Heights, 20747, transfer from Divine, Inc., t/a Penn Station Liquors, Ilaben S. Rajpara, President, Nilesh Rajpara, Vice President, Archana Goswami, Secretary.

Zandrique Ann Harrold, Managing Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Milk & Honey Camp Springs, LLC, t/a Milk & Honey Camp Springs, 4531 Telfair Blvd, Suite 202, Camp Spring, 20746, transfer from Milk'd Restaurant, LLC, t/a The Real Milk & Honey Eatery & Bar, Monique Sneed,

Member/Authorized Person. NEW- CLASS B(BBS), BEER, WINE AND LIQUOR

William Sheehan, Division Chief, for a Class B(BBS), Beer, Wine and Liquor for the use of Maryland National Capital Park & Planning Commission, t/a Prince George's Stadium, 4101 Northeast Crain Highway, Bowie, 20716.

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

Kanwal Mac Singh, Member-Manager, Mario Lara, Vice President, for Class B(BH), Beer, Wine and Liquor for the use of MAC Hotels, LLC, t/a Sonesta Select Greenbelt College Park, 6301 Golden Triangle

Drive, Greenbelt, 20770. NEW- CLASS B(DD), BEER

WINE AND LIQUOR Otis L. London, Managing Member, for a Class B(DD), Beer, Wine and Liquor for the use of Big City Foods VI, LLC, t/a The Carolina Kitchen Sea & Soul, 10250 Martin Luther King Jr. Highway, Bowie,

Otis L. London, Managing Member, for a Class B(DD), Beer, Wine and Liquor for the use of Big City Foods VII, LLC, t/a Carolina Kitchen A Taste of Louisiana, 16208 Market Place, Unit #16208-16214,

Bowie, 20716. **NEW- CLASS B, BEER, WINE**

AND LIOUOR Novlette Ashmeade, President, for a Class B, Beer, Wine and Liquor for the use of JCK Bar & Lounge LLC, t/a Jamaican Country Kitchen, 7572 Annapolis Road, Hyattsville, 20784.

Rhonda Hall, Managing Member,

for a Class B, Beer, Wine and Liquor

for the use of Ladies First Cigar, LLC, t/a Ladies 1st Cigar, 6402 Coventry Way, Clinton, 20735. Folahan Odukoya, CEO, for a Class B, Beer, Wine and Liquor for the use of City Chef Consulting,

LLC, t/a City Chef Events and

Catering, 6796 Laurel Bowie Road, Bowie, 20715. Iris Vanessa Vargas, Managing Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Birrieria La Poblana, LLC, t/a Birrieria La Poblana, 9544 Crain

Highway, Upper Marlboro, 20772.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, July 25, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on BOLC's website http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the

BOARD OF LICENSE COMMISSIONERS

Board's Office at 301-583-9980.

Attest: Terence Sheppard Director July 6, 2023

144955 (7-13,7-20)

COHN, GOLDBERG & DEUTSCH, LLC
ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

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

10014 WORRELL AVENUE GLENN DALE, MD 20769

Under a power of sale contained in a certain Deed of Trust from Tyrone Calvin Lee, and Barbara Lee, dated May 8, 2007 and recorded in Liber 27864, Folio 222 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$419,913.17, and an original interest rate of 4.000%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 18, 2023 AT 10:40 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this equity, shall be the return of his deposit without interest. (CGD File #: 449323) sale shall be null and void, and the Purchaser's sole remedy, in law or

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



908 York Road • Towson MD 21204 • 410 828 4838

www.alexcooper.com

(6-29,7-6,7-13) 144855

LEGALS

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

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

5601 PARKER HOUSE TERR #103 **HYATTSVILLE, MARYLAND 20782**

By virtue of the power and authority contained in a Deed of Trust from Edgar D Siguenza and Walda L Yon, dated January 31, 2007, and recorded in Liber 29307, re-recorded 2744 at folio 38, re-recorded 517 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

JULY 18, 2023 AT 9:31 AM

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

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 fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600952)

LAURA H.G. O'SULLIVAN, ET AL.,

(6-29,7-6,7-13)

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

144857

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC ATTORNEYS AT LAW 1099 WINTERSON ROAD SUITE 301

LINTHICUM HEIGHTS, MD 21090

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

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

Under a power of sale contained in a certain Deed of Trust from Curtis E. Morgan, and Karen E. Allen-Morgan, dated August 7, 2002 and recorded in Liber 17360, Folio 729 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on April 1, 2015, in the Land Records of Prince George's County at Liber No. 36835, Folio 531, with an original principal balance of \$237,500.00, and an original interest rate of 4.625%, default having occurred under the terms thereof, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 18, 2023 AT 10:42 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid in cash within ten days of final ratification of sale by the Circuit Court for Prince George's County. At the Substitute Trustees' discretion, the foreclosure purchaser, if a corporation or LLC, must produce evidence, prior to bidding, of the legal formation of such entity. The purchaser, other than the Holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of foreclosure auction to the date funds are received in the office of the Substitute Trustees. In the event settlement is delayed for any reason, there shall be no abatement of interest. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the pur-chaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of foreclosure auction, unless the purchaser is the foreclosing lender or its designee. Cost of all documentary stamps, transfer taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property. Purchaser assumes the risk of loss or damage to the property from the date of sale forward.

TIME IS OF THE ESSENCE. If the purchaser shall fail to comply with the terms of the sale or fails to go to settlement within ten (10) days of ratification of the sale, the Substitute Trustees may, in addition to any other available remedies, declare the entire deposit forfeited and resell the property at the risk and cost of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees for the Substitute Trustees, plus all costs incurred, if the Substitute Trustees have filed the appropriate motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on himself and / or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. In such event, the defaulting purchaser shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of resale, reasonable attorney's fees, and all other charges due and incidental and consequential damages, and any deficiency in the underlying secured debt. The purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation and audit of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459841)

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



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

(6-29,7-6,7-13) <u>144856</u>

LEGALS

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

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

9327 FONTANA DRIVE LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Estate of Maria E. Henriquez, dated January 26, 2006, and recorded in Liber 24525 at folio 243 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

AUGUST 1, 2023 AT 9:30 AM

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

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 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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the propwithin inteen days of ratification, the deposit will be forefield and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereofter by the purchaser. Condominium fore and/or homeowyners. sumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600893

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 **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 16310 Accolawn Road, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from HELEN B. STONE and THOMAS L. STONE, dated November 17, 1999 and recorded in Liber 13488 at Folio 344 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JULY 28, 2023

AT 3:05 P.M. all that property described in said Deed of Trust as follows:

PART OF LOT FIFTEEN (15) IN THE SUBDIVISION OF "ACCOKEEK LAWN" AS PER PLAT THÈRÉOF IN PLAT BOOK BB 7 FOLIO 80 CON-TAINING 0.57 ACRES AS DESCRIBED IN A DEED DATED JANUARY 7, 1976 AS RECORDED AT LIBER 4573 FOLIO 647.05-61030-00.

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

TERMS OF SALE: A deposit of \$11,000.00 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 8.00% 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 pur-

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 y 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 # A000116

144936 (7-13,7-20,7-27)

LEGALS

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

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

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

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

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

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

<u>YEAR</u>	<u>MAKE</u>	<u>MODEL</u>	<u>VIN</u>	
2020 2000 2016	HONDA ACURA CHRYSLER	ACCORD RL 200	1HGCV1F35LA050852 JH4KA9652YC009496 1C3CCAG0GN148586	
2003	HONDA	CIVIC	1HGEM22993L015490	
2005	CHRYSLER	300	2C3AA53G45H183742	
144932			(7-13)	,

LEGALS

Notice of Self Storage Sale

Please take notice SecureSpace Self-Storage Lanham located at 10108 Greenbelt Road Lanham MD 20706 intends to hold an Auction of storage units in default of payment. The sale will occur as an online auction via www.storagetreasures.com on 7/20/2023 at 12:00PM. Unit #5077; Unit #0110; Unit #2536; Unit #B502; Unit #B486; Unit #B125; Unit #5517; Unit #B201; Unit #B356; Unit #B356; Unit #B365. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

144939 (7-13)

LEGALS

Landover Hills Town Council **Emergency Ordinance O-05-2023**

At the June 20, 2023, Town Council Meeting held at the Landover Hills Town Hall, the Landover Hills Town Council adopted Emergency Ordinance O-05-2023 to amend the Town Budget for Fiscal Year 2023, beginning July 1, 2022, and ending June 30, 2023 in order to comply with state and Town laws and reflect current economic trends. Projected revenues and expenditures are \$2,132,851. The Ordinance provided for revenue and expenditure line adjustments. A copy of Ordinance O-05-2023 has been posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, Maryland 20784. The budget amendment became effective on June 20, 2023.

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

7860 Lakecrest Drive, Greenbelt, MD 20770

By virtue of the power and authority contained in a Deed of Trust from Sharon E. Stephens, dated August 1, 2012 and recorded in Liber 33912 at Folio 285 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JULY 28, 2023

AT 3:00 P.M. all that property described in said Deed of Trust as follows:

All that certain lot or parcel of land situate in the County of Prince George's, State of Maryland, and being more particularly described as

Condominium Unit Numbered 7860 as established pursuant to the horizontal property act of the State of Maryland known as and called CHARLESTOWN VILLAGE OF CONDOMINIUM per plat filed in Condominium Building Plat Book WWW 53 at plat 75 as established pursuant to Master Deed dated May 31, 1972 and recorded June 12, 1972 in Liber 0080 at folio 565 by Bresler and Reimer, Inc a Delaware Corporation and being part of the subdivision known as and called Parcel A CHARLESTOWNE VILLAGE per plat filed in Plat Books of Prince George's County, Maryland 21st Election District

The improvements thereon being known as No 7860 Lakecrest Drive, Greenbelt, MD 20770

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

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 3.750% per annum from the date of sale to the date of payment will be paid within ten days after the final rati-

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

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

144935

(7-13,7-20,7-27)

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JULY 18, 2023

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

10:00 A.M.

Notice is hereby given that on Tuesday, July 18, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-046-2023 (DR-3) AN ACT CONCERNING THE HEALTHY RESTAURANT PROGRAM for the purpose of establishing a voluntary healthy restaurant certification program.

CB-061-2023 (DR-2) AN ACT CONCERNING COUNTY REAL PROP-**ERTY AS SURPLUS PROPERTY** for the purpose of repealing in its entirety and reenacting provisions of the Code regulating the procedure to declare County Real Property as Surplus Property; methods of disposition of surplus property; approval by Council; and execution of disposition.

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-

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

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

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

> BY ORDER OF THE COUNTY COUNCIL PRINCE GEORGE'S COUNTY, MARYLAND

Thomas E. Dernoga, Chair

ATTEST: Donna I. Brown

Clerk of the Council

144926

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 1113 WILBERFORCE CT, CAPITOL HEIGHTS, MD 20743

By virtue of the power and authority contained in a Deed of Trust from SAMANTHA L. LEACH and EUGENE C. LEACH, dated July 24, 2009 and recorded in Liber 30921 at Folio 601 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JULY 28, 2023

AT 3:15 P.M.

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

BEING KNOWN AND DESIGNATED As Lot No. 18, as shown on the plat entitled "LOTS 1 THROUGH 24, PARCEL A, LINCOLNSHIRE" the "Property") which plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book REP No. 213, folio 13.

TOGETHER WITH the right to use the bed of Wilberforce Court in Common with others entitled therein for ingress, egress and regress from or to Karen Boulevard, a public highway.

BEING the same parcel of ground which by Deed of even date herewith and intended to be recorded immediately prior hereto among the Land Records of Prince George's, was granted and conveyed by NVR, Inc. unto Eugene C. Leach and Samantha L. Leach, the within named borrowers, in fee simple.

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

TERMS OF SALE: A deposit of \$12,000.00 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 pur-

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

144937

(7-13,7-20,7-27)

LEGALS

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

TO ALL PERSONS INTERESTED

IN THE ESTATE OF PAZ ERNESTO MELGAR CAMPOS

Notice is given that Mirian Del Carmen, whose address is 7017 Nimitz Drive, District Heights, MD 20747, was on May 3, 2023 appointed personal representative of the small estate of Paz Ernesto Melgar Campos, who died on October 27, 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 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 no-tice, 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.

MIRIAN DEL CARMEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128339

(7-6.7-13)

144942

TO ALL PERSONS INTERESTED

IN THE ESTATE OF **NITI MISRA DUBEY** AKA: NITI RANJANA DUBEY, NITA RANJANÁ DUBEY

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Jitender Prakash Dubey, whose address is 234 Lastner Lane, Greenbelt, MD 20770, was on May 3, 2023 appointed Per-sonal Representative of the estate of Niti Misra Dubey who died on January 19, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of November, 2023.

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

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

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

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

JITENDER PRAKASH DUBEY Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 128227 (7-13,7-20,7-27) 144946

144967

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.

ATTORNEYS AND COUNSELORS AT LAW 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONÉ (301) 738-7657 TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE Improved by premises known as 11506 Cosca Park Place, Clinton, MD 20735-4177

By virtue of the power and authority contained in a Deed of Trust from SANDRA R. WILLS, dated March 8, 2005 and recorded in Liber 22005 at Folio 235 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JULY 28, 2023

AT 3:25 P.M.

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

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN PRINCE GEORGE'S COUNTY, MARYLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT NUM-BERED SIXTY-EIGHT (68) IN BLOCK LETTERED "B" IN A SUBDIVISION KNOWN AS "PLAT THREE-SECTION THREE, BONIWOOD" AS PER PLAT THEREOF RECORDED IN PLAT BOOK NLP 125 AT PLAT 72, 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 \$17,000.00 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 4.25% 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 pur-

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 # A000116

144938 (7-13,7-20,7-27)

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LEGALS

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

The owner(s) of said vehicle(s) have 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 be storage of said vehicle(s) at the said vehicle(s) at the said vehicle(s). contest the validity of the towing and storage of said vehicle(s) at any time within twenty-one (21) days of such notice by filing a request for hearing with the Revenue Authority of Prince George's County.

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

You must reclaim these vehicles by: 7/24/2023.

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

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

2015 TOYOTA	CAMRY	MD	7BW4349	4T1BD1FK9FU154473
2019 TOYOTA	YARIS	VA	TSN8840	3MYDLBYV6KY520279
1990 MERCEDES-I	BENZ 560	MD	633Z42	WDBCA39E4LA539146
2006 CHRYSLER	300C			2C3LA73W76H399811

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

1996 JAYCO	RV TRAILEER	DC	T18749	1UJAJ01G6T1BN1083
2010 NISSAN	SENTRA	MD	9EB4976	3N1AB6AP9AL689900
2001 BUICK	REGAL	VA	UCB1098	2G4WB55KX11196669
2009 NISSAN	MAXIMA	MD	3CF3742	1N4AA51E89C836763
2007 HONDA	CIVIC	VA	UGY5089	JHMFA36237S012674
2008 INFINITY	G35X	MD	6EP7275	JNKBV61F18M254688
2006 HYUNDI	TUCSON			KM8JN72D06U288064

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

2019	DODGE	JOURNEY			3C4PDCBB7KT778983
2006	SATURN	VUE	NC	746905510	5GZCZ53496S895112
2005	SUBARU	FORESTER	MD	6CT1043	JF1SG69635H720292
2017	HONDA	HRV			3CZRU6H55HM706544
2005	HONDA	CIVIC	MD	1FH1430	2HGES16515H566553
2008	FORD	ESCAPE			1FMCU03Z78KB86174
2003	HONDA	CIVIC			2HGES16543H568228
2016	FORD	ESCAPE			1FMCU0GX4GUA59958
2004	MINI	COOPER			WMWRE33404TD74203

(7-13)

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

4639 PENZANCE PLACE UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated May 31, 2007 and recorded in Liber 28031, Folio 498 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$194,500.00, and an interest rate of 6.750%, 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 AUGUST 1, 2023 AT 11:18 AM

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

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

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459890)

Richard E. Solomon, et al., Substitute Trustees



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

144957 (7-13,7-20,7-27)

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

14515 CAMBRIDGE CIRCLE LAUREL, MD 20707

By authority contained in a Deed of Trust dated June 29, 2017 and recorded in Liber 39868, Folio 406 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$283,519.00, and an interest rate of 3.750%, 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 AUGUST 1, 2023 AT 11:20 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible

for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458631)

Richard E. Solomon, et al., Substitute Trustees



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(7-13,7-20,7-27)

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<u>14495</u>9

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARSHA JEAN FORNEY

Notice is given that Damon L Forney, whose address is 2008 Black Walnut Farm Road, Hillsborough, NC 27278, was on June 29, 2023 appointed Personal Representative of the estate of Marsha Jean Forney who died on March 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 29th day of December, 2023.

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

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

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

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

DAMON L FORNEY Personal Representative

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

Estate No. 128838 144948 (7-13,7-20,7-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA W SNEAD AKA: SANDRA WOODMAN SNEAD

Notice is given that Lisa Ingold, whose address is 7843 River Rock Way, Columbia, MD 21044, was on July 3, 2023 appointed Personal Representative of the estate of Sandra W Snead who died on February 23, 2023 with a will.

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

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

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 129823

<u>144947</u> (7-13,7-20,7-27)

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

LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2200 PENFIELD LANE BOWIE, MD 20716

By authority contained in a Deed of Trust dated April 27, 2007 and recorded in Liber 27830, Folio 008 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$284,000.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 1, 2023 AT 11:22 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$23,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 458952)

Richard E. Solomon, et al., Substitute Trustees



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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11720 BROOKEVILLE LANDING COURT BOWIE, MD 20721

By authority contained in a Deed of Trust dated September 15, 2016 and recorded in Liber 38695, Folio 64 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$343,660.00, and an interest rate of 3.750%, 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 AUGUST 1, 2023 AT 11:16 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$33,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 454056)

Richard E. Solomon, et al., Substitute Trustees



auctioneers

LEGALS

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

July 13, 2023

Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 500 Largo, Maryland 20774 (301) 883-6511

On or after July 22, 2023, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program (Program) funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake the following projects:

- 1. Housing Initiative Partnership, Inc. and The Redevelopment Authority of Prince George's County (RDA), Housing Rehabilitation Assistance Program for 7509 Mason Street District Heights, Maryland 20747. The estimated HUD funding amount is \$51,825.
- 2. Housing Initiative Partnership, Inc., and RDA Housing Rehabilitation Assistance Program for 4727 Leroy Gorham Drive, Capitol Heights, Maryland 20743. The estimated HUD funding amount is \$45,600.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at https://www.onecpd.info/environmental-review/environmental-review-

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development; Attn: Julius N. Mbotiji, by e-mail to Inmbotiji@co.pg.md.us. All comments received by July 21, 2023, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

Prince George's County certifies to HUD that Tamika C. Gauvin in her capacity as Deputy Director of the Prince George's County Department of Housing and Community Development consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at michael.d.rose@hud.gov. Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

Tamika C. Gauvin, Deputy Director Prince George's County Department of Housing and Community Development

144958 (7-13,7-20,7-27) 144960 (7-13,7-20,7-27) 144963 (7-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JUADINE HENDERSON

Notice is given that Debra Ann M-Brown, whose address is 437 Hawkins Road, Courtland, MS 38620, was on June 29, 2023 ap-pointed Personal Representative of the estate of Juadine Henderson who died on April 16, 2023 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of December, 2023

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

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

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

DEBRA ANN M-BROWN Personal Representative

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

Estate No. 129640

144950 (7-13,7-20,7-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TRACEY THOMAS

NOTICE TO UNKNOWN HEIRS

Notice is given that Donald Thomas, whose address is 1307 Eastwood Dr, District Heights, MD 20747, was on July 5, 2023 appointed Personal Representative of the estate of Tracey Thomas, who died on September 8, 2022 without

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

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

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

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

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

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

> DONALD 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. 128978 144952 (7-13,7-20,7-27)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH DEWBERRY

Notice is given that Keisha Davis, whose address is 305 Cowman Court Apt 10201, Odenton, MD 21113, was on June 27, 2023 appointed Personal Representative of who died on May 18, 2023 without

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of December, 2023.

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

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

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

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

KEISHA DAVIS Personal Representative

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

Estate No. 129520 144953 (7-13,7-20,7-27)

Taxes

144930

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELIZABETH ARRINGTON

Notice is given that Marvelle McIntyre-Hall, whose address is 7365 SW 132nd Street, Pinecrest, FL 33156, was on June 23, 2023 appointed Personal Representative of the estate of Mary Elizabeth Arrington, who died on February 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 23rd day of December, 2023.

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

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

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

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

> MARVELLE MCINTYRE-HALL Personal Representative

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

Estate No. 129310

(7-13,7-20,7-27) 144954

\$410,163

(7-6,7-13)

LEGALS

Notice

On Thursday, June 22, 2023, the Landover Hills Town Council adopted Ordinance No. O-04-2023, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland to Adopt a Budget for the Fiscal Year 2024 and to Establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2024. The Town's real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the Refuse Collection fee shall increase to \$280 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation will remain the same

Projected Revenues

\$1,359,200 Enforcement Fees

Permits/Licenses	\$35,500	Miscellaneous Revenues	\$103,500
Police Grants	\$71,500	Trash User Fee	\$142,800
Transfer from Investments	\$0		
Grants	\$667,734	Total Projected Revenue:	\$2,790,397
	Projected	Expenditures	
M 1 C 1	¢25 050	Dulalia Associations	d2 (15

Mayor and Council	\$35,850	Public Associations	\$3,615	
Administration	\$365,012	Police Department	\$1,158,890	
Annexation	\$5,000	Public Works	\$228,531	
Professional Services	\$56,750	Elections	\$0	
General Office	\$39,850	General Govt. Insurance	\$12,000	
Municipal Building	\$56,000	Trash Collection	\$142,800	
Community Promotions	\$18,135			
Misc. Grants	\$667,964	Total Projected Expenditures: \$2,790,397		

This legislation shall become effective June 30, 2023 for the Fiscal Year 2024 (July 1, 2023 – June 30, 2024). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days.

LEGALS

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE **COURT**

IN RE GUARDIANSHIP OF: AMAYA ARMANO Aka "Amaya Patricia Armando"

Respondent

Case No. C-16-JV-23-000469 **CROSS-REFERENCE WITH:** CINA 22-0109

NOTICE BY PUBLICATION TO NATURAL MOTHER

To: Amber Armando

Relationship: NATURAL MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-23-000469. All persons who believe themselves to be the parents of a female child born on July 7, 2022 at UM University of Maryland Medical Center in Baltimore, Maryland to Amber Armando, natural mother, date of birth September 3, 1990 and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

(7-13)<u>144961</u>

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THIS ORDER SAYS, HAVE SOME-ONE EXPLAIN IT TO YOU. YOUR RIGHT TO AN ATTORNEY IS EX-PLAINED IN PARGRAPH 3 OF THIS ORDER. IF YOU DO NOT MAKE SURE THAT THE COURT RECEIVES YOUR NOTICE OF OB-JECTION ON OR BEFORE THE DEADLINE STATED IN PARA-GRAPH 2 OF THIS ORDER, YOU HAVE AGREED TO THE TERMI-NATION OF YOUR PARENTAL

SHOW CAUSE ORDER

(FOR PUBLICATION)

IN RE ADOPTION OF LAWRENCE S.

In the Circuit Court for Prince George's County, Maryland C-16-FM-22-000677 TO: DANIEL GENE SYNDER.

Biological father ADDRESS UNKNOWN

You are hereby notified that: 1. Filing of Petition

A Petition has been filed for the Adoption of LAWRENCE DANIEL SNYDER, born January 2, 2022, in Anne Arundel County, Maryland.

2. Right to Object; Time for Objec-

If you wish to object to the adoption, you must file a notice of objection with the Clerk of the Court at:

Circuit Court for Prince George's County Courthouse 14735 Main Street Upper Marlboro, MD 20772 Telephone Number (301) 952-5206

On or before <u>30 days</u> from the date that this Order was published one time in the county of the birth father's last known address or county where Adoption has been filed.

WHETHER THE PETITION REQUESTS ADOPTION OR GUARDIANSHIP, IF YOU DO NOT FILE A NOTICE OF OBJECTION TION OR A REQUEST FOR AN ATTORNEY BY THE DEADLINE STATED ABOVE, A JUDGMENT TERMINATING PARENTAL RIGHTS MAY BE ENTERED WITHOUT YOUR CONSENT.

3. Right to an Attorney

(a) You have the right to consult an attorney and obtain independent legal advise.

(b) An attorney may already have been appointed for you based on statements in the petition. If an attorney has been appointed and has already contacted you, you should consult with that attorney. (c) If an attorney has not already

contacted you, you may be entitled to have the court appoint an attorney for you if: (1) you are the person to be

adopted and:

(A) you are at least ten years old but are not yet 18; or

(B) you are at least ten years old and have a disability that makes you incapable of consenting to the adoption or of participating effectively in the proceeding. (2) you are the person to be adopted or the person for whom a guardian is sought and the proceed-

ing involves the involuntary termination of the parental rights of your (3) you are a parent of the person to be adopted or for whom a

guardian is sought and: (A) you are under 18

years of age; or

(B) because of a disability, you are incapable of consenting to the adoption or guardianship or of participating effectively in the proceeding; or

(C) you object to the adoption and cannot afford to hire an attorney because you are indigent. IF YOU BELIEVE YOU ARE EN-

TITLED TO HAVE THE COURT APPOINT AN ATTORNEY FOR YOU AND YOU WANT AN AT-TORNEY, YOU MUST NOTIFY

THE COURT BEFORE THE TIME YOUR NOTICE OF OBJECTION MUST BE FILED. IF YOU DO NOT MAKE SURE THAT THE COURT RECEIVES YOUR NOTICE OF OBJECTION ON OR BEFORE THE DEADLINE STATED, YOU HAVE AGREED TO A TERMINA-TION OF YOUR PARENTAL PICHTS RIGHTS.

(d) If you are a parent of the person to be adopted, you are entitled to consult an attorney chosen by you, even if you are not entitled to an attorney appointed by the court. If you employ an attorney, you may be responsible for any fees and costs charged by that attorney unless this is an adoption proceeding and the adoptive parents agree to pay, or the court orders them to pay all or part of those fees or expenses

(e) If you wish further information concerning appointment of an attorney by the court or concerning adoption counseling and guidance, you may contact:

ADOPTION COORDINATOR COURTHOUSE 14735 MAIN STREET UPPER MARLBORO, MARYLAND 20772 TELEPHONE NUMBER: (301) 780-8000

4. Option to Receive Adoption Counseling

If this is an adoption proceeding, you also may have the option to receive adoption counseling and guidance. You may have to pay for that service unless the adoptive parents agree to pay or the court orders them to pay all or part of those charges DATED: 06/23/2023

HERMAN C. DAWSON, JUDGE

(7-13)

LEGALS

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

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

Adoption No. C-16-FM-22-000677

NOTICE TO BIOLOGICAL FA-

To: DANIEL GENE SYNDER, Biological father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. C-16-FM-22-000677. All persons who believe themselves to be the parent of a male child born on January 2 2022, in Anne Arundel County, Maryland, to Cheryl Lynn Snyder, birth date February 24, 1991, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by 30 days from the date this notice appears in a Prince George's County Newspaper, you will have agreed to the permanent loss of your parental rights to this child.

HERMAN C. DAWSON, JUDGE

144964 (7-13)

LEGALS

Jeffrey A Kolender Esq 1101 Wootton Pkwy Suite 700 Rockville, MD 20852 301-838-3206

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINE SARTORI (A.K.A. CHRISTINE M. SARTORI)

Notice is given that Ms. Linda L. Sartori, whose address is 8516 60th Place, Berwyn Heights, MD 20740, was on March 20, 2023 appointed Personal Representative of the estate of Christine Sartori AKA Christine M. Sartori who died on August 31, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of September, 2023.

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

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

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

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

LINDA SARTORI Personal Representative

CERETA A. LEE

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

(7-13,7-20,7-27) 144945

LEGALS

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS A JUVENILE **COURT**

IN RE GUARDIANSHIP OF: AMAYA ARMANO Aka "Amaya Patricia Armando" Respondent

Case No. C-16-JV-23-000469 **CROSS-REFERENCE WITH:** CINA 22-0109

NOTICE BY PUBLICATION TO PUTATIVE FATHER

To: John Doe

Relationship: PUTATIVE FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-23-000469. All persons who believe themselves to be the parents of a female child born on July 7, 2022 at UM University of Maryland Medical Center in Baltimore, Marvland to Amber Armando, natural mother, date of birth September 3, 1990 and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Invenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

144962 (7-13)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IKIKO SUZUKI STRIBLING

Notice is given that Lisa Stribling Texier, whose address is 16 Wedgedale Dr, Sterling, VA 20164, was on July 5, 2023 appointed Per-sonal Representative of the estate of Ikiko Suzuki Stribling who died on January 20, 2023 with a will.

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

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

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

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

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

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

LISA STRIBLING TEXIER Personal Representative

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

Estate No. 128299

(7-13,7-20,7-27)

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

144949

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

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

You must reclaim these vehicles by: 7/24/2023.

2011 MAZDA

2004 GMC

144966

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

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

2015 CHEVROLET CITY EXPRESS MD 2CG0280 3N63M0ZN0EK726701 LRW5986 JM3ER2BM5B0376422

FORESTVILLE, MD 20747 301-967-0739 2008 NISSAN ALTIMADC FX8480 1N4AL21E08N538414

JD TOWING

2817 RITCHIE RD

2011 FORD EXPEDITION VA UJA5991 1FMJU1G59BEF44837 2004 NISSAN VTR5206 1N4BA41E74C866022 MAXIMA

PAST & PRESENT TOWING & RECOVERY INC 7810 ACADEMY LANE LAUREL, MD 20707

301-210-6222

MD 5ES9617 1GKET12S846165996

(7-13)

(7-6,7-13)

ENVOY

MAYOR AND CITY COUNCIL CITY OF SEAT PLEASANT, MD **ORDINANCE 0-23-11** FISCAL YEAR 2023-2024 CITY BUDGET **EFFECTIVE JULY 21, 2023**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2023, and ending June 30, 2024, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND

The Ordinance and the budget document are available for review at:

Office of the City Clerk City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125 (301) 336-2600

\$12,623,983

Shireka McCarthy Council President

The Prince

George's Post Call Today

ADVERTISE! in

301 627 0900 Estate No. 128547

ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington, DC 20001 Phone (202) 783-1597 lucas@dansielaw.com,

Plaintiff,

Pinewood Hill Condo & Recreation Association c/o Law Offices of Gregory Alexan-821 West Street Annapolis, MD 21401,

Prince George's County, Maryland,

all unknown owners of the property described below, their 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 having or claiming to have an interest in the property described as:

PT PAR A EQ .5127 ACRES and also known as Account Number 12-1308956, Defendants.

In the Circuit Court for

Prince George's County, Maryland

Case No. C-16-CV-23-002736 The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty, sold by the Collector of Taxes for Prince George's County to the Plaintiff:

PT PAR A EQ .5127 ACRES also known as Account Number: 12-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk

(6-29,7-6,7-13) 144851

ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington, DC 20001 Phone (202) 783-1597 lucas@dansielaw.com,

Plaintiff,

Potomac Conference Corporation of Seventh Day Adventists 6120 Allentown Rd. Suitland, MD 20746,

Prince George's County, Maryland,

described below, their 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 having or claiming to have an interest in the property described as:

PT Parcel M with a street address of 6120 Allentown Rd. Suitland, MD 20746 and also known

In the Circuit Court for

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

PT Parcel M 6120 Allentown Rd. Suitland, MD 20746 also known as

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Circuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to sons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, 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 144852 (6-29,7-6,7-13)

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

brances.

LEGALS

Shari H. Fleming, Esq. The Law Office of Shari Fleming 10451 Mill Run Circle, Suite 400 Owings Mills, MD 21117 (410) 316-6800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

DORIS WEBB HALL

Notice is given that Lillian C. Smith, whose address is 506 Crain Highway, Upper Marlboro, MD 20774, was on April 27, 2023 appointed Personal Representative of the estate of Doris Webb Hall who died on August 25, 2022 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of October, 2023.

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

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

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

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

LILLIAN C. 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. 128754 Leonard W. Jones, Esq. 5827 Allentown Road

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Camp Springs, MD 20746

301-423-0111

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

WALTER SMITH KING Notice is given that Pamela King-Williams, whose address is 1206 Bohac Lane, Accokeek, MD 20607, was on February 6, 2023 appointed Personal Representative of the estate of Walter Smith King who died on November 2, 2022 with a will.

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

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

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

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

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

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

PAMELA KING-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. 127591

144882 (6-29,7-6,7-13) **LEGALS**

ORDER OF PUBLICATION

Ronnie James 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff

Willard R. Hess 430 Southridge Rd. Winder, GA 30680

Dorothy E. Hess 430 Southridge Rd. Winder, GA 30680

PRINCE GEORGE'S COUNTY, MARYLAND

Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the TWELFTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002865

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

Tax Account Number 12-1284074: Lying and being in the 12th Election District of Prince George's County, State of Maryland being the same land which said party of the first part Prince George's County, Mary-land obtained from William R. Brown, Jr. by deed dated the 28th day of February, 1978, recorded in the Land Records of Prince George's County, in Liber 4896 at folio 409 and being described as follows to

North Barnaby Resubdivision, Parcel F, Account No. 12-38587-01 and containing 4475 square feet more or

Account Number 12-1284074. \$1,021.00 was paid to the Collector at the time of sale.

The Complaint states, among other things, that the amount necessary for redemption has not been paid, although more than six months from the date of sale has ex-

It is thereupon this 21st day of June, 2023, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid plaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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

144859

LEGALS

ORDER OF PUBLICATION

Ronnie James 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff

(6-29,7-6,7-13)

Estate of Mary Ann Durnell Surviving Spouse of Grover W. Dur-

c/o Jimmy L. Hasty 1111 Hornell Drive Silver Spring, MD 20906

Estate of Mary Ann Durnell c/o D. Hope Scripture 1175 S Dogwood Dr. Harrisonburg, VA 22801

Estate of Mary Ann Durnell c/o David Malone, Esq. 8 Granite Pl., #34 Gaithersburg, MD 20878

PRINCE GEORGE'S COUNTY, MARYLAND Serve on:

Rhonda L. Weaver, County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the FOURTEENTH ELECTION DISTRICT of Prince George's County, Maryland, and described in the Complaint.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002863

The object of this proceeding is to secure the foreclosure of all rights of redemption in the foregoing prop-erty described below situated and lying in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County to the Plaintiff in this proceeding.

Tax Account Number 14-1630573: Lots 19 & 32, Block Q, Lincoln Sub-division, Lots 16 & 61, Block T, Lin-

coln Subdivision and Lot 20. Block H, Lincoln Subdivision, shown in Plat Book 01 at Plat 58 recorded in the Land Records of Prince George's County, Maryland.

Being the same property acquired by Prince George's County, Maryland by deeds dated February 6, 1978 and February 28, 1978, recorded in Liber 4887 at Folio 33 and Liber 4896 at Folio 409 in the Land Records of Prince George's County, Maryland.

Account Number 14-1630573 \$1,113.21 was paid to the Collector at the time of sale. The Complaint states, among other

things, that the amount necessary for redemption has not been paid, al-though more than six months from though more than six monus from the date of sale has expired. It is thereupon this 21st day of June, 2023, 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 a general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of re-demption in the properties 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

(6-29,7-6,7-13)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION Ronnie Iames 1423 Pacific Avenue Capital Heights, MD 20743

Plaintiff

Thomas H. Franklin 9417 Gwynndale Dr. Clinton, MD 20735

Jacquelin E. Franklin 9417 Gwynndale Dr. Clinton, MD 20735

Largo, MD 20774

Complaint.

PRINCE GEORGE'S COUNTY, MARYLAND Serve on: Rhonda L. Weaver, County Attorney

1301 McCormick Drive, Suite 4100

and any and all persons that have or claims to have an interest in the properties situate, lying and being in the NINTH ELECTION DIS-TRICT of Prince George's County, Maryland, and described in the

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-23-002864

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

Tax Account Number 09-0975680: Lot numbered Forty-three (43), in Block lettered "B", in the subdivi-sion known as "Plat Number Two, SURRATTS GARDENS", as per plat thereof recorded among the Land Records of Prince George's County. Maryland, in Plat Book WWW 37, at Plat 100; being in the 9th Election District of said county.

AND

Outlot lettered "E", in Block lettered "B", in the subdivision known as "Outlots A thru P, Block B, SUR-RATTS GARDENS", as per plat thereof recorded among the Land Records of Prince George's County, Maryland, in Plat Book WWW 80, at

Account Number 09-0975680. \$1,550.43 was paid to the Collector at the time of sale.

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

pired.

It is thereupon this 21st day of June, 2023, 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 a control circulation in Prince general circulation in Prince George's County, Maryland, once a week for three successive weeks, on or before the 14th day of July, 2023, warning all persons interested in the said properties to be and appear in this Court by the 22nd day of August, 2023 and redeem the aforesaid properties and answer the Complaint, or thereafter a Final Order will be rendered foreclosing all rights of redemption in the properties 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 Él Amin, Clerk 144860

(6-29,7-6,7-13)

LEGALS

LM File No.: 940-00034-Jin LEWIS MCDANIELS, LLC

50 Citizens Way Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Chun Iin. Plaintiff,

Hoang Anh Le; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; 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 Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002763 (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 Lts 25 26 27 28 29 12,500.0000 Sq.Ft. Eagle Harbor Blk 9 Assmt \$27,033 Lib 36755 Fl 579 and being identified on the Tax Roll as Parcel ID: 08-0845461, and which may be known as Vacant lot on Juniper Trl., Aquasco, MD 20608.

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

It is thereupon this 20th day of June, 2023, 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 14th day of July, 2023, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023, 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

(6-29,7-6,7-13) <u>144853</u>

LEGALS

ORDER OF PUBLICATION

BY POSTING BESSIS ANTONIA MATA

MARTINEZ

Plaintiff,

Defendant(s)

vs. ALEJANDRO CUYUCH RAMOS

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-003031

ORDERED, ON THIS 20th day of June, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, ALEJAN-DRO CUYUCH RAMOS, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMORANT HAVENILE STATIS MIGRANT JUVENILE STATUS, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ALEJANDRO CUYUCH RAMOS, 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

ORDERED, said posting to be completed by the 20th day of July, 2023, and it is further;

ORDERED that the DEFENDANT, **ALEJANDRO CUYUCH RAMOS**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 19th DAY OF AU GUST, 2023, 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 144848 (6-29,7-6,7-13) LM File No.: 940-00031-Jin

LEWIS MCDANIELS, LLC 50 Citizens Way Suite 305

Frederick, Maryland 21701

Plaintiff,

ORDER OF PUBLICATION Chun Jin,

Angela Ayres; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; 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 Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman Point Rd., Aquasco, MD 20608, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002765 (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 Col-lector of Taxes for the Prince George's County, Maryland, and the

State of Maryland: described as Lts 1 2 3 4 10,786.0000 Sq.Ft. Eagle Harbor Blk 8 Assmt \$23,300 Lib 22590 Fl 485 and being identified on the Tax Roll as Parcel ID: 08-0845669, and which may be known as Vacant lot on Truman

Point Rd., Aquasco, MD 20608. The Complaint states, among other things, that the amounts necessary for redemption have not

been paid.

It is thereupon this 20th day of June, 2023, 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 14th day of July, 2023, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023, 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 (6-29,7-6,7-13) <u>144854</u>

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

DELORIS LACEY TYER Notice is given that Karen Tyer Bowens, whose address is 3207 Sav-ille Lane, Mitchellville, MD 20721, and Byron Keith Tyer, whose address is 622 Brookedge Court, Mitchel-lville, MD 20721, were on November 9, 2022 appointed Co-Personal Representatives of the estate of Deloris Lacey Tyer who died on August 7,

2021 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 9th day of May, 2023. Any person having a claim against the decedent must present the claim to the undersigned co-personal representatives or file it with the Regis-

ter 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 other-wise 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

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

or other delivery of the notice.

KAREN TYER BOWENS BYRON KEITH TYER Co-Personal Representatives

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

Estate No. 126951 (6-29,7-6,7-13)

144879

CERETA A. LEE

144874

(6-29,7-6,7-13)

all unknown owners of the property

as Account Number 09-5537994, Defendants.

Prince George's County, Maryland

Case No. C-16-CV-23-002737

Account Number: 09-5537994

NOTICE OF REPORT OF SALE

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

Plaintiff

KRISTEN E BRUNELLE Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000872

NOTICE is hereby given this 26th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$ 1296.26. The property sold herein is One 84,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk

144888 (6-29,7-6,7-13)

> Serving Prince George's County Since 1932

LEGALS

NOTICE OF REPORT OF SALE

CAPITAL COVE AT NATIONAL HARBOR PROPERTY OWNER'S

ASSOCIATION, INC.

Hanne T. Sweetnam-Boyd Ďefendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-23-000856

NOTICE is hereby given this 26th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Trustee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 26th day of July, 2023; provided, a copy of this order be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 26th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale to be \$13859.87. The property sold herein is One 1,000,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 144889 (6-29,7-6,7-13)

ORDER OF PUBLICATION Jessica Maragh

Plaintiff,

Theodore J. Scheve, et al. Defendants.

In the Circuit Court for Prince George's County Case No.: C-16-CV-23-002393

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Glenn Dale Road, Glenn Dale, MD 20769-0000 ("Property"), Account Number 1675842, assessed to Defendants, Theodore J. Scheve and Geraldine E. Scheve and 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: Glenn Dale Road, Glenn Dale, Maryland 20769-

Description on Certificate of Tax Sale:

The property in Bowie, 14th Election District of said County, described as follows:

.2100 Acres. Assmt \$1,200 Map 045 Grid B3 Par 166 Lib 09410 Fl 017 and assessed to Scheve Theodore J & Geraldine E.

Tax ID No. 14-1675842 000000 Glenn Dale Road Glenn Dale, Maryland 20769

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

It is thereupon this 21st day of June, 2023, by the Circuit Court for Prince Georges County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland, once a week for three successive weeks, warning all persons interested in the property to be and appear in this Court by the 22nd day of August, 2023, to redeem the property located at Glenn Dale Road, Glenn Dale, MD 20769-0000, Tax ID Number: 14-1675842, 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, Jessica Maragh, a title free and clear of all

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

True Copy—Test: Mahasin El Amin, Clerk

144862 (6-29,7-6,7-13)

LEGALS

PUBLICATION ORDER

c/o Hijazi Law Group, LLC 3231 Superior Lane, Suite A-26 Bowie, MD 20715

Plaintiff

BENNIE NESBITT 59 Akin Ave Capitol Heights, MD 20743

5704 Rhode Island Dr. Woodbridge, VA 22193

and

Plaintiff

Exodus Bethea 59 Akin Ave Capitol Heights, MD 20743

1418 Kearny St. NE Washington, DC 20017

Anthony M. Grayton 59 Akin Ave Capitol Heights, MD 20743

Al Stith 59 Akin Ave Capitol Heights, MD 20743

and

ALL OCCUPANTS 59 Akin Ave Capitol Heights, MD 20743

PRINCE GEORGE'S COUNTY, MARYLAND Serve on:

Prince George's County Office of Law 14741 Governor Oden Bowie Drive Upper Marlboro, Maryland 20772

Heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, or interest and any and all unknown persons having or claiming to have any interest in the property and premises situate, described as:

N 71 Ft Lot 47 & Lots 48.49.50.51 9,420.0000 Sq. Ft Capitol Heights Blk 5 Assmt \$113,000 Lib 0000 Fl 000 Known as: 59 Akin Ave Capitol Heights, Maryland 20743

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

Case No.: C-16-CV-23-002814

The object of this proceeding is to secure the foreclosure of all rights of

LEGALS

redemption in the following prop-

PropertyAddress: 59 Akin Avenue, Capitol Heights MD, 20743 Description: N 71 Ft Lot 47 & Lots 48.49.50.51

9,420.0000 Sq. Ft. Capitol Heights Blk 5 Assmt \$113,000 Lib 0000 Fl 000

Liber/Folio: 25722/277 Assessed To: NESBITT BENNIE & **EXODUS BETHEA ET** GRAYTON ANTHONY M & AL STITH

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than seven (7) months from the date of sale has ex-

It is thereupon this 20th day of June, 2023, by the Circuit Court for Prince George's County hereby: ORDERED, that notice be given by the insertion of a copy of this Order in some weekly newspaper having a general circulation in Prince George's County, once a week for three successive weeks on or before the 14th day of July, 2023, warning all persons interested in the said property to be and appear in this Court by the 22nd day of August, 2023, 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

<u>144849</u> (6-29,7-6,7-13)

PRINCE GEORGE'S COUNTY

GOVERNMENT **BOARD OF LICENSE**

COMMISSIONERS **NOTICE OF**

PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on August 24, 2023 and will be heard on October 24, 2023. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 104, 17 BL 105, 17 BL 106, 17 BL 107

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

A virtual hearing will be held via Zoom on **Wednesday**, **August 9**, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director July 6, 2023

144956 (7-13,7-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF GAYLE P CLARKE AKA: GAYLE PATRICIA CLARKE

Notice is given that Rodney C. Smith, whose address is 8839 Rusland Court, Fort Washington, MD 20744, was on July 5, 2023 appointed personal representative of the small estate of Gayle P Clarke who died on June 4, 2023 with a

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

All persons having any objection to the appointment 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.

> RODNEY C SMITH Personal Representative

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

144941

Estate No. 129825 (7-13)144871

NOTICE

Diane Rosenberg, et al.

4340 East West Highway, Suite 600 Bethesda, MD 20814

Substitute Trustees Plaintiff(s)

Estate of Gloria Stewart 138 Big Chimney Branch #10-3 Upper Marlboro, MD 20774 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000734

Notice is hereby given this 28th day of June, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 138 Big Chimney Branch #10-3, Upper Marlboro, MD 20774, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of July, 2023, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 28th day of July, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$235,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144900 (7-6,7-13,7-20)

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

Shirlean Lovelace 1202 Castlewood Drive 1202 Castiewoou Direc Upper Marlboro, MD 20774 Defendant

Substitute Trustees

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001011

Notice is hereby given this 29th day of June, 2023, by the Circuit ourt 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 31st day of July, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 31st day of July, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$356,000.00. The property sold herein is known as 1202 Castlewood Drive, Upper Marlboro, MD 20774

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

144924 (7-6,7-13,7-20)Kenneth B. Folstein, Chartered

Greenbelt, MD 20770 301-982-3080 NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

8957 Edmonston Road, Suites A & C

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON A. KUPLIS

Notice is given that Sandra Kuplis Trevathan, whose address is 6239 87th Avenue, New Carrollton, MD 20784, was on June 14, 2023 ap-pointed Personal Representative of the estate of Leon A. Kuplis who died on April 19, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of December, 2023.

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

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

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

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

SANDRA KUPLIS TREVATHAN Personal Representative

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

Estate No. 129316 (6-29,7-6,7-13)

LEGALS

KEITH M. YACKO,

Substitute Trustee, et al, Plaintiffs,

NOTICE

ESTATE OF JANICE D. SMITH,

ET. AL., Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-02707

ORDERED this 20th day of June, 2023, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property a 11905 Galaxy Lane, Bowie, MD 20744 mentioned in these proceedings, made and reported Keith M. Yacko, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of July, 2023, 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 20th day of July, 2023, next.

The report states the amount of sale to be \$317,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 144858 (6-29,7-6,7-13)

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,

Dorothy E. Avent AND

Jimmy A. Avent

4503 39th Place Brentwood, MD 20722

Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001692

Notice is hereby given this 27th day of June, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 27th day of July, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in

each of three successive weeks before the 27th day of July, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$238,000.00. The property sold herein is known as 4503 39th Place, Brentwood, MD 20722

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

144899 (7-6,7-13,7-20)

William John Armstrong III, Esquire 1804 Briggs Chaney Road

301-384-9233 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

Silver Spring, MD 20905

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF

LESLIE L. HELMICK JR. Notice is given that Ronald E. Helmick, whose address is 5355 Brookway Apt 4, Columbia, MD 21044, was on June 15, 2023 appointed Personal Representative of the estate of Leslie L. Helmick Jr. who died on March 31, 2023 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of December, 2023.

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

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

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

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

RONALD E. HELMICK Personal Representative

CERETA A. LEE

144870

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129219

(6-29,7-6,7-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZENAIDA L RAMOS

Notice is given that Wilson D Ramos, whose address is 6940 University Drive, Alexandria, VA 22307, was on February 14, 2023 appointed Personal Representative of the estate of Zenaida L Ramos, who died on November 11, 2022 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of August, 2023.

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

Any person having a claim against the decedent must present the claim

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.

WILSON D RAMOS Personal Representative

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

Estate No. 127989

144934 (7-6,7-13,7-20)

LEGALS

ORDER OF PUBLICATION

Paradise Point LLC C/O Lucas I. Dansie Counsel for Plaintiff 406 5th Street NW, Lower Level Washington, DC 20001 Phone (202) 783-1597

lucas@dansielaw.com, Plaintiff,

Toll Oak Creek Golf LLC C/O United Agent Group, Inc. 2 Wisconsin Circle, Ste 700 Chevy Chase, MD 20815-7007,

Par 13

all unknown owners of the property described below, their 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

Prince George's County, Maryland,

and also known as Account Number 07-3616430,

all persons having or claiming to

have an interest in the property de-

scribed as: Golf Course Plat 5, Pt.

Defendants.

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

Case No. C-16-CV-23-002738 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, sold by the Collector of Taxes for Prince George's County to the

Golf Course Plat 5, Pt. Par 13 also known as Account Number: 07-

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is therefore on this 20th day of June, 2023, by the Cir-cuit Court for Prince George's County, Maryland:

ORDERED, that notice be given by insertion of a copy of this ORDER in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 22nd day of August, 2023 and redeem the property and answer the Complaint, or thereafter a Final Judg-ment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk 144850 (6-29,7-6,7-13)

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

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

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

10675 CAMPUS WAY S **UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated September 27, 2013 and recorded in Liber 35316, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,769.00, 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 JULY 25, 2023 AT 11:05 PM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and / or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 454635)

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



(7-6.7-13.7-20)

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

LEGALS

McCabe, Weisberg & Conway, LLC

312 Marshall Avenue, Suite 800 Laurel, Maryland 20707 301-490-3361

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

7717 STANMORE DRIVE

BELTSVILLE, MARYLAND 20705

Michael B Taylor and Lucinda A Taylor, dated November 14, 2005, and recorded in Liber 23515 at folio 606 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

JULY 25, 2023

AT 9:31 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS

THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of Trust. The property is improved by a

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 \$17,000.00 at the time of sale. If the noteholder and /or servicer

is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland.

Interest is to be paid on the unpaid purchase price at the rate of 6.125% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur

within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There

will be no abatement of interest due to the purchaser in the event settlement

is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-

trict charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of

sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees

are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the

purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # <u>22-601451</u>)

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

(7-6,7-13,7-20)

<u>144892</u>

144897

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5508 EMERSON STREET **HYATTSVILLE, MD 20781**

By authority contained in a Deed of Trust dated July 14, 2006 and recorded in Liber 26366, Folio 397, and re-recorded at Liber 43778, Folio 476 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,200.00, and an interest rate of 4.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on JULY 25, 2023 AT 11:07 PM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully described in the aforesaid Deed of Trust. The property is improved by a

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$26,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and /or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 456049)

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



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

(7-6.7-13.7-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8555 RITCHBORO ROAD **DISTRICT HEIGHTS, MARYLAND 20747**

By virtue of the power and authority contained in a Deed of Trust from Estate of Monica Mathis and Victor C. Mathis, dated June 11, 2010, and recorded in Liber 31859 at folio 023 among the Land Records of PRÍNCE 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

JULY 25, 2023 AT 9:33 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

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 \$14,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.875% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601263)

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

144923 (7-6,7-13,7-20) **LEGALS**

Joseph C. Hangarter, Esquire Barbour & Hangarter, P.A. 105 Paul Mellon Court, Suite 18 Waldorf, MD 20602 301-392-9400

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA FULGUERAS

Notice is given that Virginia G. Wallace, whose address is 10925 Riverview Road, Fort Washington, MD 20744, was on July 5, 2023 appointed Personal Representative of the estate of Virginia Fulgueras Gabriel who died on April 17, 2022 with a will.

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

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of January, 2024.

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

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

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

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

VIRGINIA G. WALLACE Personal Representative

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

Estate No. 129658 144944 (7-13,7-20,7-27)

Bobby G. Henry, Jr, Esq. 9701 Apollo Drive, Suite 100 Largo, Maryland 20774 301-925-7900

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY E. GAITHER

Notice is given that Adrian B. Harris, whose address is 5801 Galloway Drive, Oxon Hill, MD 20745, was on May 16, 2023 appointed Personal Representative of the estate of Mary E. Gaither, who died on January 16, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of November, 2023.

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

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

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

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

ADRIAN B. HARRIS Personal Representative

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

Estate No. 129306

144951 (7-13,7-20,7-27)

To Subscribe Call The Prince George's Post at 3 0 1 - 6 2 7 - 0 9 0 0

LEGALS

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

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

624 EVENING STAR PLACE **BOWIE, MARYLAND 20721**

By virtue of the power and authority contained in a Deed of Trust from Kafayat Ashorobi, dated January 20, 2006, and recorded in Liber 24637 at folio 46 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

JULY 25, 2023

AT 9:34 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

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 \$24,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement while to batterner of interest due to the purchase in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2010-05870)

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

(7-6,7-13,7-20)

GEORGE'S THE PRINCE POST Call 301-627-0900 Fax 301-627-6260

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAISY H STITH

Notice is given that Yvonne Pamela Stith Cheek, whose address is 3634 Tyrol Drive, Springdale, MD pointed Personal Representative of the estate of Daisy H Stith who died on May 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 27th day of

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

(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.

YVONNE PAMELA STITH CHEEK Personal Representative

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

Estate No. 129683 (7-6,7-13,7-20) 144913

Robert L. Pierson

305 W. Chesapeake Avenue

Suite 308

Towson, Maryland 21204 (410) 821-3004

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Quentin F. Miner, Jr., whose address is 4904 Brinkley Road, Temple Hills, MD 20748, was on April 11, 2023 appointed Personal Representative of the estate of Tovoia Miner, who died on February 24, 2011 without a will

on February 24, 2011 without a will.

Further information can be ob-

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

by contacting the personal represen-

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

their objections with the Register of

Wills on or before the 11th day of

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

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

(1) Six months from the date of the

decedent's death, except if the decedent died before October 1, 1992,

nine months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

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

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

OUENTIN F. MINER, JR.

UPPER MARLBORO, MD 20773-1729

Estate No. 124113

(7-6,7-13,7-20)

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

144917

other delivery of the notice.

IN THE ESTATE OF TOVOIA MINER

tative or the attorney.

October, 2023.

the following dates:

decedent's death; or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NELLY EBUE**

Notice is given that Margrit V Montoya, whose address is 2818 Sudberry Lane, Bowie, MD 20715, was on June 7, 2023 appointed Personal Representative of the estate of Nelly Ebue who died on April 16,

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of December, 2023.

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

(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.

MARGRIT V MONTOYA Personal Representative

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

LEGALS

Estate No. 129386 (7-6,7-13,7-20)144914

I. William Chase

Attorney-At-Law

1190 West Northern Parkway

Suite 124

Baltimore, Maryland 21210

410-433-4100

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Joshua E.

Zukerberg, whose address is 1190 West Northern Parkway, Suite 124, Baltimore, Maryland 21210, was on

June 16, 2023 appointed Personal

Representative of the estate of Donna Maria Valencia, who died on

Further information can be ob-

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

by contacting the personal represen-

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

their objections with the Register of Wills on or before the 16th day of

Any person having a claim against the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

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

delivers to the creditor a copy of this

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

creditor presents the claims within two months from the mailing or

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

provided by law, is unenforceable

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

OSHUA E. ZUKERBERG

UPPER MARLBORO, MD 20773-1729

Estate No. 129436

(6-29,7-6,7-13)

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

144868

Prince George's County

other delivery of the notice.

tative or the attorney.

December, 2023.

the following dates:

decedent's death: or

DONNA MARIA VALENCIA

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF IN THE ESTATE OF JOAN MUSE IANE E ARTHUR

Notice is given that James E Arthur, whose address is 9601 Ridge View Drive, Owings, MD 20736, was on May 5, 2023 appointed Personal Representative of the estate of Jane E Arthur who died on April 8,

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 November, 2023.

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

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

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

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

JAMES E ARTHUR Personal Representative

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

Estate No. 129195 (7-6,7-13,7-20) 144916

Jessica L. Estes, Esq. ERA Law Group, LLC 20 Ridgely Avenue, Suite 204 An-

napolis, Maryland 21401

(410) 919-1790 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCELYN E. BOISSIERE

NOTICE TO UNKNOWN HEIRS

Notice is given that Winell Belfonte, whose address is 12607 Woodbridge Court, Mitchellville Maryland 20721, was on March 7, 2023 appointed Personal Representative of the estate of Joycelyn E. Boissiere who died on May 20, 2022 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of September, 2023.

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

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

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

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

WINELL BELFONTE Personal Representative

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

Estate No. 127536 (6-29,7-6,7-13)

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

AKA: JOAN MARIE MUSE

Notice is given that Diane Muse Poindexter, whose address is 12802 Letcher Road, Brandywine, Maryland 20613, was on June 26, 2023 appointed Personal Representative of the estate of Joan Muse AKA: Joan Marie Muse who died on December 14, 2020 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of December, 2023. Any person having a claim against

the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

(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.

DIANE MUSE POINDEXTER Personal Representative

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

Estate No. 129668

144912 (7-6,7-13,7-20)

GORHAM S CLARK ESQ

108 South Street SE Suite 212

Leesburg, VA 20176

703-988-7975

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Kyle D.

Warner, whose address is 7647 Fair-

banks Court, Hanover, MD 21076,

was on June 23, 2023 appointed Personal Representative of the estate of

Lunette D. Warner who died on

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

their objections with the Register of Wills on or before the 23rd day of

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

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 129444

(7-6,7-13,7-20)

other delivery of the notice.

KYLE D. WARNER

CERETA A. LEE REGISTER OF WILLS FOR

144910

Prince George's County P.O. Box 1729

Personal Representative

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

LUNETTE D. WARNER

April 10, 2023 with a will.

December, 2023.

following dates:

decedent's death; or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET MARY COFER-BRUNER

Notice is given that Pamela Bruner, whose address is 11600 Glenn Dale Blvd. #2242, Glenn Dale, MD 20769, was on June 2, 2023 appointed Personal Representative of the estate of Margaret Mary Cofer-Bruner who died on March 20, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of December, 2023. Any person having a claim against

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

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

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

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

PAMELA BRUNER Personal Representative

144915

LEGALS

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

Jenna L Cohen

101 E Chesapeake Ave Suite 400

Towson, MD 21286

410-648-4050

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Pamela D Sumpter, whose address is 3156 Longfield Road, Glenwood, MD 21738, was on May 9, 2023 appointed

Personal Representative of the estate

of Clarence R Pace who died on February 20, 2023 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 9th day of November, 2023.

Any person having a claim against

the decedent must present the claim to the undersigned personal representative or file it with the Register

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this published notice or other written

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

creditor presents the claims within

two months from the mailing or

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

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

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 129070

(7-6,7-13,7-20)

other delivery of the notice.

PAMELA D SUMPTER Personal Representative

REGISTER OF WILLS FOR

Prince George's County P.O. Box 1729

CERETA A. LEE

144911

IN THE ESTATE OF

CLARENCE R PACE

Estate No. 129190 (7-6,7-13,7-20)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEON G GAITHER SR

Notice is given that Vera Paylor, whose address is 1015 Gorsuch Rd, Westminster, MD 21157, was on March 1, 2023 appointed Personal Representative of the estate of Leon G Gaither Sr, who died on February 22, 2000 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 September, 2023.

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

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

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

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

VERA PAYLOR Personal Representative

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

Estate No. 128225

144921 (7-6,7-13,7-20)

LEGALS

Richard Rosenblatt 30 Courthouse Square #302 Rockville, MD 20850 301-838-0098

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IDALINA DETOLEDO

Notice is given that Paulo De Almeida, whose address is 9801 McKinstry Mill Road, New Windsor, MD 21773, was on June 27, 2023 appointed Personal Representative of the estate of IDALINA DETOLEDO, who died on Decem-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of December, 2023.

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

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

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

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

PAULO DE ALMEIDA Personal Representative

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

> Estate No. 128463 (7-6,7-13,7-20)

144918

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