

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NACHESHIA ROY

Notice is given that Jasmien Roy, whose address is 2319 Lakewood Street, Suitland, MD 20746, was on July 5, 2023 appointed Personal Representative of the estate of Nacheshia Roy, who died on May 30, 2023 without a will.

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

All persons having any objection to the appointment (or to the 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

JASMIEN ROY Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129643

145082	(8-10,8-17,8-24)
	··

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 MEI KUEN LEE

Notice is given that Dicky Lee, whose address is 180 Jonathan Drive, Clearbrook, VA 22624, was on May 25, 2023 appointed Personal Repre-sentative of the estate of Mei Kuen Lee who died on February 20, 2023

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ABRIA CONWAY LAYNE JR

Notice is given that Tammy Olivia Layne, whose address is 709 Quarry Ave, Capitol Heights, MD 20743, was on August 1, 2023 appointed Personal Representative of the es-tate of Abria Conway Layne Jr, who died on April 2, 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 1st day of February, 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 under-signed, on or before the earlier of the following dates:

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

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

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

TAMMY OLIVIA LAYNE Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130151
<u>145084</u> (8-10,8-17,8-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY J. ROBERTS A/K/A DOROTHY JUANITA DAVENPORT ROBERTS

Notice is given that Donna F. Roberts White, whose address is 4075 Coho Lane, Lake Oswego, OR 97034-8461 and S. Decarlo Gladden, whose address is 11910 Valleywood Drive, Silver Spring, MD 20902, were on July 31, 2023 appointed Co-Personal Representatives of the estate of Dorothy J. Roberts also known as Dorothy Juanita Davenport Roberts who died on July 8, 2023 with a will. on July 8, 202

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILDRED F COATES AKA: MILDRED FRANCES COATES

Notice is given that William R. Coates, whose address is 5724 Walker Mill Road, Capitol Heights, MD 20743, and Robert T Coates whose address is 3315 27th Avenue, Temple Hills, MD 20748, were on July 24, 2023 appointed Co-Personal Representatives of the estate of Mildred F Coates AKA: Mildred Frances Coates who died on December 22, 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 co-personal representatives or the attorney.

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter of Wills with a copy to the undersigned on or before the earlier of the following datas: of the following dates:

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

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

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

WILLIAM R. COATES ROBERT T COATES **Co-Personal Representatives**

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127875

145046 (8-3,8-10,8-17)

Michelle D. Lee, Esquire Law Office of Brian Gormley, LLC 10605 Concord Street, Suite 420 Kensington, Maryland 20895 240-514-2358

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSETTA SKATES

AKA: ROSETTA LEE SKATES

Notice is given that Nancy Lee, whose address is 4523 41st Avenue, North Brentwood, Maryland 20722, was on July 20, 2023 appointed Personal Representative of the estate of Rosetta Skates aka: Rosetta Lee Skates, who died on December 6, 2022 with a will.

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIA DEL AMPARO ZAPATA

Notice is given that Esperanza Ozuna, whose address is 1702 Mon-tana Avenue NE, Washington, DC 20018, was on August 3, 2023 ap-pointed Personal Representative of the estate of Maria Del Amparo Zapata, who died on June 17, 2023 without a will.

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

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

ESPERANZA OZUNA Personal Representative

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

<u>145114</u>

Estate No. 130083

(8-17,8-24,8-31)

LEGALS

Daryl J. Sidle 120 E.Baltimore Street, Suite 2100 Baltimore, MD 21202 410-230-3800

NOTICE OF APPOINTMENT

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

ROBERT FRANKLIN HAAS, SR.

Notice is given that Karen Grace Mayer, whose address is 703 Old Crossing Drive, Pikesville, MD 21208, was on August 7, 2023 ap-pointed Personal Representative of the estate of Robert Franklin Haas, Sr., who died on May 20, 2023 with

Nickey Patterson, Esq. 6710 Oxon Hill Road, Suite 210 Oxon Hill, MD 20744 (202) 709-6726

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVELYN QUIAMBAO**

Notice is given that Eva Skibicki, whose address is 48180 Fairfield Way, Lexington Park, MD 20653, was on June 2, 2023 appointed Personal Representative of the estate of Evelyn Quiambao who died on March 4, 2023 with a will.

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

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

EVA M SKIBICKI Personal Representative

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

Estate No. 129304 145088 (8-10,8-17,8-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MABLE ELIZABETH JEFFERSON

Notice is given that Sachiko Maria Johnson, whose address is 157 White Marsh Road, Roper, NC 27970 and Reginald Darden, whose address is 4313 19th Avenue, Temple Hills, MD 20748, were on June 9, 2022 amounted Co Porconal Porce 2023 appointed Co-Personal Repre-sentatives of the estate of Mable Elizabeth Jefferson, who died on November 22, 2022 without a will.

Scott L. Little The Law Offices of Scott L. Little, LLC P.O. Box 1057 Upper Marlboro, Maryland 20773 (301) 262-3941

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSE A HERNANDEZ

Notice is given that Cecilia Y Hernandez Benavides, whose address is 3229 Cherry Mill Drive, Hyattsville, MD 20783, was on July 5, 2023 appointed Personal Representative of the estate of Jose A Hernandez, who died on September 28, 2022 without a will.

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

All persons having any objection to the appointment (or to the 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 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 dece-dent 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.

CECILIA Y. HERNANDEZ BENAVIDES Personal Representative

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

Estate No. 129242

(8-10,8-17,8-24) <u>145081</u>

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

AKA: MARION PERRY PATRICK

Notice is given that Tawan Patrick, whose address is 7208 Den Meade Ave, Fort Washington, MD 20744, was on August 1, 2023 ap-pointed Personal Representative of the estate of Marion Patrick AKA:

Marion Perry Patrick, who died on

IN THE ESTATE OF

MARION PATRICK

with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th 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 ob-tained from the Register of Wills.

DICKY LEE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129118 145087 (8-10,8-17,8-24) Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal repre-

sentatives or the attorney. All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of January, 2024.

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-per-sonal representatives mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

DONNA F. ROBERTS WHITE S. DECARLO GLADDEN Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130082 145095 (8-10,8-17,8-24) 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 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 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 ob-tained from the Register of Wills.

NANCY LEE Personal Representative

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

Estate No. 129999 145118 (8-17,8-24,8-31)

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 7th day of February, 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 under-signed, on or before the earlier of the following dates:

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

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

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

KAREN GRACE MAYER Personal Representative

145113

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130213

(8-17,8-24,8-31)

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of De-comber 2023 cember, 2023.

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

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

(2) Two months after the co-per-sonal representatives mails or 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.

SACHIKO MARIA JOHNSON REGINALD DARDEN Co-Personal Representatives

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

145128

Estate No. 129559 (8-17,8-24,8-31)

April 25, 2023 without a will.

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

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

TAWAN PATRICK Personal Representative

145083

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

Estate No. 130099

(8-10,8-17,8-24)

The Prince George's Post Call: 301-627-0900 | Fax: 301-627-6260

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 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

WEDNESDAY, SEPTEMBER 6, 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 follows

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 CONDITION"

TERMS OF SALE: A deposit of \$19,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.750% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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 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

WEDNESDAY, SEPTEMBER 6, 2023

AT 3:05 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 CONDITION"

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 purchaser.

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

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 905 59TH AVENUE, NORTH FAIRMONT HEIGHTS, MD 20743

By virtue of the power and authority contained in a Deed of Trust from ARTHUR LANFORD SR., dated December 6, 2007 and recorded in Liber 29574 at Folio 545 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, AUGUST 25, 2023

AT 3:00 P.M.

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

The following described land and premises, situate, lying and being the 18th Election District, County of Prince George's, State of Maryland and distinguished as

Lots numbered One (1) and Two (2) in Block lettered "F" in the subdivision known as "North Fairmont Heights", as per plat thereof recorded among the Land Records Prince George's County, Maryland in Plat Book BDS 1 at Plat 91. Being in the 18th Election District.

Parcel ID#: 18-2019305

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

TERMS OF SALE: A deposit of \$7,000.00 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 7.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY, AND ERICA T. DAVIS

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

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

145100

(8-17,8-24,8-31)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

3104 MARQUIS DRIVE FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Estate of Cardell F. Thomas aka Cardell Francis Thomas, dated May 5, 2006, and recorded in Liber 25276 at folio 624 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned Substitute Trustees will offer for sale at public auction at 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

SEPTEMBER 5, 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 Irust. The property is improved by a dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$11,000.00 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. 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 prop-erty 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 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 as-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 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>20-604745</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

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

<u>145101</u>

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6003 88TH PLACE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Eudy Piti Diaz and Yesenia Alexandra Manana aka Yesenia Manana, dated June 20, 2018, and recorded in Liber 41145 at folio 541 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

SEPTEMBER 5, 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$39,000.00 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 variables and the rot 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 dis-trict charges to be adjusted for the current year to the date of sale, and as-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 cottlament charges chall be been by the purchaser f the Substitute Trustees 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>19-601609</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

145099

(8-17.8-24.8-31) 145098 (8-17,8-24,8-31)

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

145057

(8-17,8-24,8-31)

The

Prince George's Post

Serving Prince George's

County

Call 301-627-0900 or

Fax 301-627-6260

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY WILLIAMS AKA: MARY LEE WILLIAMS

Notice is given that Regina Ellis, whose address is 1122 Carbondale Way, Gambrills, MD 21054, was on August 7, 2023 appointed Personal Representative of the estate of Mary Williams AKA: Mary Lee Williams, who died on May 21, 2023 with a will.

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

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

REGINA ELLIS Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130220

145120	(8-17,8-24,8-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLADYS PARKER**

Notice is given that Betty I. E. Thomas, whose address is 12918 Old Fletchertown Rd., Bowie, MD 20720 and Mary T. Newsom, whose address is 13010 Old Fletchertown Rd., Bowie, MD 20720, were on May 22, 2023 appointed Co-Personal Representatives of the estate of Gladys Parker, who died on June 9, 2009 without a will.

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

All persons having any objection to the appointment (or to the pro-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ISAIAH WEBB

Notice is given that Melody Webb, whose address is 612 G Street SW, Washington, DC 20024, was on July 28, 2023 appointed Personal Repre-sentative of the estate of Isaiah Webb, who died on June 2, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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 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 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.

MELODY WEBB Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
JPPER MARLBORO, MD 20773-1729

145121	(8-17,8-24,8-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOYCE ANN HAWKINS

Notice is given that Judith Hawkins, whose address is 722 Gle-neagles Drive, Fort Washington, MD 20744 and Jacquelyn Hawkins, whose address is 722 Gleneagles Drive, Fort Washington, MD 20744, were on June 12, 2023 appointed Co-Personal Representatives of the estate of Joyce Ann Hawkins, who died on March 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 co-personal repre-sentatives or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of December, 2023.

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Andrea Ed-

wards-Ruffin, whose address is 4229 23rd Parkway, Temple Hills, MD 20748, was on August 4, 2023

appointed Personal Representative of the estate of Geraldine Edwards,

who died on June 6, 2023 with a

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 4th 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

(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.

ANDREA EDWARDS-RUFFIN

UPPER MARLBORO, MD 20773-1729

Estate No. 129664

(8-17,8-24,8-31)

other delivery of the notice.

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>145122</u>

tative or the attorney.

February, 2024.

the following dates:

decedent's death; or

IN THE ESTATE OF GERALDINE EDWARDS

will

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNETTE TOWNSEND

AKA: ANNETTE LOUISE TOWNSEND Notice is given that Michervl Townsend, whose address is 4308 Allies Road, Morningside, Maryland 20746, was on July 28, 2023 ap-pointed Personal Representative of

the estate of Annette Townsend aka: Annette Louise Townsend who died on June 8, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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 under-signed on or before the earlier of the following dates:

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

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

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

MICHERYL TOWNSEND Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130064 145091 (8-10,8-17,8-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA E THEESEN

Notice is given that Michael T Baucom, whose address is 11620 Gilbert Ln., La Plata, MD 20646, was on July 27, 2023 appointed Personal Repre-sentative of the estate of Barbara E Theesen who died on July 8, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of January, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal repreentative 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 area on the state of the state o 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.

MICHAEL T BAUCOM Personal Representative

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

Estate No. 130074 <u>145092</u> (8-10,8-17,8-24)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIAN L STROUD

Notice is given that Tia Stroud, whose address is 405 Armstrong Court Apt C, Laurel, MD 20707, was on August 4, 2023 appointed Per-sonal Representative of the estate of Marian L Stroud, who died on May 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 4th day of February, 2024.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH S. ROSE SR.

Notice is given that Matthew R Rose, whose address is 3030 Nicode-mus Rd., Westminster, MD 21157, was on July 27, 2023 appointed Per-sonal Representative of the estate of Kenneth S. Rose Sr. who died on June 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th 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 under-signed on or before the earlier of the following dates: following dates:

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

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

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

MATTHEW R. ROSE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130095 <u>145093</u> (8-10,8-17,8-24)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLENE A RALEY

Notice is given that Mary Elizabeth Peterson, whose address is 9414 Dubarry Ave., Lanham, MD 20706, was on July 31, 2023 ap-pointed Personal Representative of the estate of Charlene A Raley, who died on July 19, 2023 without a will.

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

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

Wills on or before the 31st 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

(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.

MARY ELIZABETH PETERSON

UPPER MARLBORO, MD 20773-1729

NOTICE

Estate No. 130140

(8-17,8-24,8-31)

other delivery of the notice.

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

145132

PRINCE GEORGE'S COUNTY

January, 2024.

the following dates:

decedent's death; or

NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDNA ALVERTA ADAMS

Notice is given that Stacey Needham, whose address is 13221 Old Chapel Road, Bowie, MD 20720, was on June 14, 2023 appointed Per-sonal Representative of the estate of Edna Alverta Adams, who died on April 1, 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.

to the appointment (or to the pro-

bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 14th day of

All persons having any objection

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SCOTT WILMER CULLUM

Notice is given that Mary Kelly Cullum, whose address is 3207 Tremont Ave., Cheverly, MD 20785, was on June 7, 2023 appointed Personal Representative of the estate of Scott Wilmer Cullum, who died on April 17, 2023 without a will.

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

NOTICE TO UNKNOWN HEIRS

bate of the decedent's will) shall file
their objections with the Register of
Wills on or before the 22nd day of
November, 2023.

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

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

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

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

BETTY I. E. THOMAS MARY T. NEWSOM **Co-Personal Representatives** CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128832

145125 (8-17,8-24,8-31)

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter of Wills with a copy to the undersigned, on or before the ear-lier of the following details lier of the following dates:

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

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

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

JUDITH HAWKINS JACQUELYN HAWKINS Co-Personal Representatives CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

<u>145126</u>

Estate No. 129580

(8-17,8-24,8-31)

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:

December, 2023

(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.

STACEY NEEDHAM Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128970 <u>145123</u> (8-17,8-24,8-31) 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 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; 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.

MARY KELLY CULLUM Personal Representative

<u>145130</u>

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

Estate No. 129536 (8-17,8-24,8-31)

Any person having a claim against the decedent must present the claim to the undersigned personal repreentative 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 area its arready the diame within 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.

TIA STROUD Personal Representative

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

Estate No. 130207

(8-17,8-24,8-31)

Your Newspaper of Legal Record

145131

The Prince George's Post

Call (301) 627-0900 | Fax (301) 627-6260

Serving Prince George's County Since 1932

DIANA THEOLOGOU, Substitute Trustee, et al, Plaintiffs,

TERRY LYNN SMITH, Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001292

ORDERED this 15th day of August, 2023, by the Circuit Court for PRINCE GEORGE'S County, Maryland, that the sale of the property at 3825 Saint Barnabas Road Apt 101, Suitland, MD 20746 mentioned in these proceedings, made and re-ported Diana Theologou, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 15th day of September, 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 15th day of September, 2023, next. The report states the amount of sale to be \$105,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy-Test: Mahasin El Amin, Clerk 145139 (8-24,8-31,9-7)

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**

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 AUGUST 29, 2023 AT 11:09 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed 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 condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 by cer-tified 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 set-tlement, 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 com-ply 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 field a metica with the Court to result the property. But 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

ALEX COOPER

auctioneers

(8-10,8-17,8-24)

LEGALS

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

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

8451 GREENBELT ROAD 101 GREENBELT, MD 20770

By authority contained in a Deed of Trust dated January 8, 2007 and recorded in Liber 26849, Folio 654 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$133,000.00, and an interest rate of 2.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 29, 2023 AT 11:11 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 \$10,000.00 by cer-tified 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 rat-ification 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 menory at the note rate from the date of sale to the date funde are 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 recor-dation taxes and settlement expenses, and all other costs incident to set-tlement, 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 #: 459469)

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



auctioneers

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

145061

(8-10,8-17,8-24)

145062

LEGALS

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

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

8104 THORNFIELD TERRACE FORESTVILLE, MD 20747

By authority contained in a Deed of Trust dated June 4, 2007 and recorded in Liber 28076, Folio 27 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$191,722.80, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit 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 29, 2023 AT 11:13 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 condi-tions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$16,000.00 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 recor-dation 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 foreclo-sure 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 #: 460019)

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



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

(8-10.8-17.8-24)

145060

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

LEGALS

LEGALS

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

1099 WINTERSON ROAD, SUITE 301 LINTHICUM HEIGHTS, MARYLAND 21090 www.cgd-law.com/sales

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

5503 KAREN ELAINE DRIVE #1125 NEW CARROLLTON, MD 20784

By authority contained in a Deed of Trust dated April 9, 2007 and recorded in Liber 28620, Folio 314 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of Curthouse 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 SEPTEMBER 12, 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 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 \$6,500.00 by cerified 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 rat-ification 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 recor-dation taxes and settlement expenses, and all other costs incident to set-tlement, 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 com-ply with the terms of the sale, the Substitute Trustees may declare the of the 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 #: 459966)

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



www.alexcooper.com

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**

8002 POWHATAN STREET NEW CARROLLTON, MD 20784

By authority contained in a Deed of Trust dated January 22, 2007 and recorded in Liber 27244, Folio 107 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$312,000.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit 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 SEPTEMBER 12, 2023 AT 10:44 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$22,000.00 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 rat-ification 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 set-tlement, 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 com-ply 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 #: 458967)

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



auctioneers

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

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

7204 JOPLIN STREET CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated September 2, 2016 and recorded in Liber 38661, Folio 140 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$193,325.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 2072 [second self second sec 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 SEPTEMBER 12, 2023 AT 10:46 AM

ALL THAT FEE-SIMPLE LOT OF GROUND and the improvements thereon situated in Prince George's County, MD and more fully de-scribed 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 rat-ification 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 set-tlement, 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 com-ply 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 fluid a motion with the Court to recell the property. Pur 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 #: 460173)

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



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

(8-24,8-31,9-7) 145143

(8-24,8-31,9-7) 145144

(8-24,8-31,9-7)

OFFICIAL NOTICE OF RECONVENED MEETING

Woodview Village West Community Association announces the Reconvened Annual Meeting will be held Wednesday, September 13, 2023 at 7pm

The meeting will be held at the Lake Arbor Dean Room.

145272

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

(8-24)

August 24, 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 September 2, 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 Authority of Prince George's County (HAPGC) Kimberly Garden PY48R. The property consists of 50 townhomes located at 9146-9246, Cherry Lane, Laurel, Maryland 20708. The HAPGC proposes to use the funds for rehabilitation activities associated with failing roofing systems at 16 townhomes. The HAPGC will, via a procurement process, engage licensed contractors to perform as needed repairs and replacement of roofing system and address any resulting interior damages in the units. The estimated HUD funding amount is \$220,000.
- 2. Housing Initiative Partnership, Inc. (HIP), and The Redevelopment Authority of Prince George's County Housing Rehabilitation Assistance Program for a single-family residence located at 7747 Burnside Road, Landover, Maryland 20785. HIP proposes to use the funds for necessary repairs to the residence. The specific scope of the project is to replace the existing roofing, fascia, soffits, and gutters and downspouts; replace front and right-side siding; replace exterior front entrance door and front and rear storm doors; replace existing windows; perform asbestos and lead abatement; replace existing first floor living room and dining room drywall ceiling and second floor bathroom drywall etc. The estimated HUD funding amount is \$43,594.

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 temporarthe HUD Exchange posted on at https://www.onecpd.info/environmental-review/environmental-reviewrecords.

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 Jnmbotiji@co.pg.md.us. All comments received by September 1, 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.

LEGALS

PRINCE GEORGE'S COUNTY **Board of License Commisioners**

R.R. NO. 61 – BLX DEFINITION: (Section 26-1616 of the Alcoholic Beverage Article)

As authorized and directed under Section 26-1616 of the Alcoholic Beverages Article of the Annotated Code of Maryland, the Board of License Commissioners for Prince George's County is authorized to issue a Class B, BLX, Beer, Wine and Liquor License to a Luxury Restaurant or a Movie Theater.

A. Applications for a Luxury Restaurant are subject to:

- 1. A luxury restaurant license must contain all the requirements of a restaurant as outlined in the Alcoholic Beverages Article of the Annotated Code of Maryland, Section 26-1616.
- 2. The restaurant shall contain high quality furnishings, service, food products and atmosphere.
- The dining room facilities and kitchen equipment should also be 3. high quality
- 4. Minimum seating capacity of 100.
- 5. The restaurant will have a minimum capital investment of \$1,000,000; that sum shall include all expenses incurred on the interior construction of the restaurant which includes, but is not limited to, the costs of materials and labor to install flooring, ceilings, plumbing, electrical fixtures and wiring, heating, air conditioning, ventilation systems, kitchen equipment, electronic systems, furnishings and interior decoration. Expenses incurred outside the four walls of the restaurant are excluded.
- 6. If the BLX license has expired, the applicant shall show through receipts the original capital investment of \$1,000,000 spent to rehabilitate and renovate the interior or exterior of the licensed premises, prior to the new license being issued.

B. Applications for a movie theater are subject to:

145148

(8-24)

- 1. The owner or operator of the movie theater has invested at least \$5,000,000 in renovating or remodeling the movie theatre.
- 2. The average receipts from the sale of food at the movie theater exceeds the average receipts for alcoholic beverages, excluding candy and popcorn.
- 3. Any employee who serves alcoholic beverages is alcohol awareness certified.
- 4. May only service patrons with proof of admission to the movie theater.
- 5. Sales of alcoholic beverages are only permitted from 12:00 p.m., noon, until 12:30 a.m.

Applicants must submit all invoice receipts, cancelled checks, etc., for consideration by the Board of License Commissioners for an approved application to be processed for issuance OR a Certified Public Accountant must verify the mandated expenditures by reviewing the cancelled checks and invoices. The accountant's verification along with the cancelled checks and invoices must be filed in this office at least 30 days prior to the issuance of the license.

(8-24,8-31)

145274

PRINCE GEORGE'S COUNTY **Board of License Commisioners**

R.R. NO. 63 - CLASS B-BCE-BWL, CATERING LICENSE (ON SALE ONLY): (Section 26-1201 of the Alcoholic Beverage Article)

Under the provisions of the Alcoholic Beverages Article of the Annotated Code of Maryland, the Board of License Commissioners is authorized to issue a special Class B, Beer, Wine and Liquor license to be known as a BCE license (Catering - On Sale Only).

This license shall be issued under the following provisions:

- A. The applicant must be a bona fide catering establishment;
- B. The application must be filed under the procedure established by the Board of License Commissioners;
- C. The premises where the license is to be issued must document that a minimum of \$1,000,000 has been expended for the dining room and kitchen equipment. This sum may not include the cost of the land or building. The applicant must submit all invoices and can-celled checks for certification of compliance with the \$1,000,000

LEGALS

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

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

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

You must reclaim these vehicles by: 9/5/2023.

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

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

2011 HONDA	PILOT	MD	5EZ0076	5FNYF4H59BB057648
2012 AUDI	Q5	VA	UAE4207	WA1LFAFPXCA131063

MCDONALD TOWING 2917 52ND AVENUE HYATTSVILLE MD 20781 301-864-0954

2010 BMW	528I	MD	8EG9332	WBANV1C58AC388726
1997 DODGE	CARAVAN			2B4GP25R5VR384428
2018 BUICK	ENCORE	DC	FW6832	KL4CJASB8JB639354

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

2014	DODGE	AVENGER	MD	4EW5733	1C3CDZAG6EN222770
1992	DODGE	DAKOTA	MD	4EB1687	1B7FL26X2NS633063
2009	DODGE	JOURNEY	MD	6ET2606	3D4GH57VX9T221985

(8-24)

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 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 \Tilde{public} auction or salvage facility.

You must reclaim these vehicles by: 09/08/2023.

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

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

2005 CADILLAC	ESCALADE	MD	9EJ0969	1GYEK63N85R197748
2007 KEYSTONE	TRAILER	VA	181112TM	4YDT32B257S632518

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

145269

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>	MAKE	MODEL	<u>VIN</u>
2014 2009 2007 1999 2021 2016 2005 2010 2017	Lexus Nissan Mercedes Chevrolet Honda Honda Toyota Toyota Acura	IS250 Altima E350 Silverado Accord Civic Camry Camry TLX	JTHCF1D22E5014777 1N4AL21EX9N524571 WDBUF87X17X223620 2GCEC19V8X1246472 1HGCV1F36MA001046 19XFC2F54GE238614 4T1BE32K25U035337 4T4BF3EK3AR019351 19UDE2F3XHA014818

PUBLIC NOTICE

WSSC Adopts Regulation Establishing Updated Audit Committee

On August 16, 2023, the Washington Suburban Sanitary Commission adopted Chapter 1.45 of the WSSC Code of Regulations-Audit Committee Charter.

The Charter establishes that the Audit Committee will be comprised of one Commissioner from each county and one public member from each county. The Charter also establishes the qualifications for public members.

THE EFFECTIVE DATE OF THE REGULATION IS **SEPTEMBER 25, 2023** The revised regulation can be viewed at https://wsscwater.com/res2347

For additional information, please contact Julianne M. Montes de Oca at julianne.montesdeoca@wsscwater.com or 301-206-8200.

145271

<u>145138</u>

capital investment;

- D. If the catering license (Class B-BCE-BWL) has expired, the applicant shall show through receipts the original capital investment of \$1,000,000 spent to rehabilitate and renovate the interior or exterior of the licensed premises, prior to the new license being issued;
- E. The subject premises must have a minimum seating capacity of 150 persons;
- F. The sale of alcoholic beverages is restricted to On Sale Only. There is no Off Sale privileges;
- G. Food shall be served at all times in conjunction with the sale and service of alcoholic beverages;
- H. Alcoholic beverages shall be served only to the patrons of a scheduled catered event;
- I. Whenever there is substantial evidence that the sale of alcoholic beverages at a scheduled event might unduly disturb the peace, health, safety and welfare of the community, then the Board may prohibit, restrict or condition the sale of alcoholic beverages;
- The licensee shall insure that all of the licensee's employees are adequately instructed regarding the prohibition against selling al-coholic beverages to anyone whom the licensees or their employees have reason to believe has consumed alcoholic beverages to excess or is intoxicated;
- K. All alcoholic beverages must be safely secured and attended at all times;
- L. The Board of License Commissioners shall have full discretion as to whether an applicant meets these requirements and who shall be granted a Class B, BCE, Beer, Wine and Liquor License;
- M.Between the hours of 2:00 a.m. and 6:00 a.m. on any day (Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday), no person shall sell, possess or consume any alcoholic beverages on the licensed premises, and no owner, agent, operator, manager or employee of said licensed premises shall knowingly permit such sale, possession or consumption;
- N. The licensed premises must have the capability to provide catering service to all groups, large or small, and shall not discriminate;
- O. This license may only be utilized for contractual catering events;
- P. A catering establishment shall be defined by the Board of License Commissioners as an establishment that provides food, drink and entertainment on a prearranged, contractual basis with any and all groups on the designated and approved licensed premises and further meets the criteria contained in the Alcoholic Beverages Article of the Annotated Code of Maryland, Section 26-1201 of the Annotated Code of Maryland and abides by the Rule and Regulation adopted by the Board of License Commissioners regarding catering establishment.

CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

2017 CHEVROLET F-650 2006 STERLING TRUCK ACTERRA

1FDNF6AYXHDB01090 2FZACFDCX6AW58184

(8-24)

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

2000	CHEVROLE	Г S10			1GCCS1949Y8179557
2015	DODGE	JOURNEY	VA	UTG8298	3C4PDCBG3FT733850
2000	FORD	F-150	MD	7ET3217	1FTRX18L3YNA92677
2011	LEXUS	ES	VA	TRR1090	JTHBK1EG3B2464534

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

2016	FORD ACURA LAND ROVE	F-150 MDX R RANGE ROVE	ER		1FTFW1ETXCKD20050 5J8TB3H36GL006774 SALSF25426A960964
		SPORT			
2011	HYUNDAI	ELANTRA			KMHDH4AE6BU145708
2014	AUDI	A5			WAULFAFR1EA064571
1994	DODGE	RAM 350	MD	2ED1907	2B5WB35Z7RK546327
2008	AUDI	A6			WAUDV74F38N049859
2008	DODGE	AVENGER			1B3LC46K58N261886

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

2008	SATURN	AURA	MD	5FG3859	1G8ZS57B88F274460
2007	NISSAN	MAXIMA	MD	6BM0389	1N4BA41EX7C813738
2013	DODGE	DURANGO			1C4SDHET5DC529513
2003	FORD	EXPLORER	VA	UDT8211	1FMDU73K63UC48385
2008	CADILLAC	CTS	MD	8ES6422	1G6DF577880131126

145150

(8-24)

<u>145273</u> (8-24,8-31)



(8-24)

The

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 6, 2023

1. Delmy F. Buruca De Hernandez, President/Treasurer, Carlos Arnoldo, Secretary, t/a El Paraiso Restaurant, 6511-6513 New Hampshire Avenue Takoma Park, Maryland 20912, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Maryland Annotated Code For an alleged violation of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit; on Friday, May 19, 2023, at approximately 8:00 pm one (1) underage male operative (19 yr. old) of the Prince George's County Cadet Program and one (1) undercover police officer from the Prince George's County Police Department entered El Paraiso Restaurant located at 6511-6513 Hampshire New Avenue, Takoma Park, MD 20912. The operative order a Bottle Corona Beer and the server did not checked for ID and place the 12 oz Bottle Corona Extra Beer in front of the minor operative. Furthermore, the licensee was previously found in violation of: RR# 1, 11/8/22 -Sales to minor of the Rules and Regulations for Prince George's County

2. Manuel Sanchez, Member, Diego Sanchez, Member, t/a Burgerfi, 161 Fleet Street Suite K1-9 National Harbor, Maryland 20045, Class D(NH), Beer and Wine, is summonsed to show cause for an alleged violation of Maryland Annotated Code 6-304 Selling alcoholic beverages to an individual under the age of twenty-one and RR No. 1, Sales to a minor, of the Rules and Regulations for Prince George's County. To wit; on May 26, 2023, at approximately 7:16 p.m., a male under-age Cadet, (Wright) 20-years old and Officer Hill from the Prince George's County Police Department entered BurgerFi, located at, 161 Fleet Street, Öxon Hill Maryland 20745. The operative or-dered one (1) 16-ounce cup of Yuengling and the server did not check for ID and placed the 16ounce cup of Yuengling in front of the minor operative. Furthermore, the licensee was previously found in violation of: RR #17 Beverages from Faucets, Spigots and Labeling. (11/14/2022). The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear5. William Sheehan, Resident, t/a Henson Creek Golf Course, 1641 Tucker Road, Fort Washington, MD 20744, Class B(GC), Beer, Wine and Liquor, is summonsed to show cause for an alleged vio-lation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland and RR 11 of the Rules and Regulations for Prince George's County, Maryland. To wit; on Thursday, July 7, 2023, at approximately 3:05 pm, on a routine inspection, Prince George's County Liquor Inspector Pascual entered Henson Creek Golf Course, located at 1641 Tucker Rd., Fort Washington MD 20744. Inspector Pascual observed a sealed 12 pack of Heineken with the name "Enterprise Golf Course" on the label. The licensee is subject to all potential penalties identified in the Alcoholic Bever-age Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said li-cense, which may include other violation(s) identified at the hear-

6. Helen Kembumbara, President/Secretary/Treasurer, t/a Prime Restaurant, 5126 Baltimore Avenue, Hyattsville, Mary-land 20781, Class B(AE), Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of for an alleged violation Rule 18 of the Rules and Regulations for Prince George's County. Grounds for revocation or suspension. No licensee, his/her agents, or employees shall reuse, refill, tamper with, adulterate, dilute, or fortify the contents of any original container of alcoholic beverage. RR 18: Refilling or Tampering with Alcoholic Beverage Containers: to wit; that on Monday, July 10, 2023, at approximately 12:05 p.m., Inspectors Glenn and Kenny observed some bottles that appeared to have been tampered with and reused for refilling. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

ing.

7. t/a William Francis Smith American Legion Post #235, to discuss licensee Warren Parham's affidavit.

A virtual hearing will be held via Zoom at <u>7:00 p.m. on Wednesday,</u> <u>September 9, 2023</u>. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980

BOARD OF LICENSE COMMISSIONERS

Attest

LEGALS

PRINCE GEORGE'S COUNTY **Board of License Commisioners**

R.R. NO. 62 - HOTEL LICENSES: (Section 26-904 of the Alcoholic Beverage Article)

There is a Class B license known as Class B, BH, Beer, Wine and Liquor License that shall be issued only to hotels.

In this section "hotel" means an establishment recognized as a hotel for the accommodation of the public providing services ordinarily found in hotels and equipped with not less than 45 bedrooms, a lobby with registration and mail desk and seating facilities and dining room with facilities for preparing and serving regular meals. The average daily re-ceipts from the hire of rooms and the sale of food exceeds the average daily receipts from the sale of alcoholic beverages. The capital investment in the facility, including the building or buildings and all fixtures and systems contained therein and components thereof, including the parking compound, swimming pool and other recreational areas, landscaping, site preparation and improvements and infrastructure, engineering, architectural and other similar costs but excluding the cost of land, furnishings and removable equipment and personal property, may not be less than \$30,000 per bedroom.

A certified public accountant must verify the expenditure of \$30,000.00 by reviewing the cancelled checks and invoices. The accountant's verification along with the cancelled checks and invoices must be filed in this office at least 30 days prior to the issuance of the license.

If the hotel license (class B, BH) has expired, the applicant shall show through receipts the original capital investment of \$30,000 spent to rehabilitate and renovate the interior or exterior of the licensed premises, prior to the new license being issued.

Alcoholic beverages in sealed containers may be sold to a room guest of a hotel who is 21 years of age or older only from a locked pre-stocked private bar located within individual guest rooms and charges must be reflected upon the respective guest room bill.

If a room is rented to a guest under the age of 21 the hotel management will be responsible for removing the bar key from the room.

<u>145149</u>

LEGALS

v.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RONNIE E PRINGLE**

Notice is given that Tamey Peyton, Note is given that ranky reveal, whose address is 5 Panorama Drive, Oxon Hill, MD 20745, was on June 5, 2023 appointed personal repre-sentative of the small estate of Ron-nie E Pringle, who died on October 23, 2022 without a will.

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

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

(1) Six months from the date of the 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 cred-

NOTICE Diane Rosenberg, et al.

4340 East West Highway, Suite 600 Bethesda, MD 20814 Substitute Trustees Plaintiff(s)

(8-24,8-31)

Bessie Serrette Estate of Alexander Serrette 1115 Burketon Road Hyattsville, MD 20783 Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000600

Notice is hereby given this 16th day of August, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 1115 Burketon Road, Hyattsville, MD 20783, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of September, 2023, provided a copy of this notice be inserted in The Prince George's Post, a weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of September, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$351,000.00. MAHASIN EL AMIN Clerk of the Circuit Court

Prince

George's

Post



Call

301-627-0900

ハヤ

ing.

3. Jin Oh, Resident, Tae Paul Park, Managing Member, t/a Potomac Gourmet Market, 180 American Way, National Harbor, Maryland 20745, Class DW(R), Beer and Wine, is summonsed to show cause for an alleged violation of 4-604. Grounds for a fine, revocation or suspension. (8) onpremises possession of an alcoholic beverage that a license holder is not licensed to sell of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. NO. 6-Drinking or Possession of Alcoholic Beverages not Authorized Under License and R.R. NO. 11 -Purchases, by Authorized Retailer of the Rules and Regulations for Prince George's County. To wit; that on Friday, June 2, 2022, at approximately 2:45PM, Inspector Pascual entered Potomac Gourmet Market located at 180 American Way, National Harbor MD 20745, and observed 14 bottles of wine containing 17% to 20% of alcohol content, which for this license is only authorized to sell 15.5% or lower. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) gov-erning said license, which may include other violation(s) identified at the hearing. Represented by Linda Carter.

4. Rodney Chambers, Managing Member, Ronald Covington, Managing Member, t/a Party HQ, 15606 Emerald Way, Bowie, Maryland 20716, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for nonpayment of fines related to violation of 6-311, purchased alcoholic beverages from other than a wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations of Prince George's County. To wit; that on Friday, April 14, 2023, at approximately 9:45 p.m., Inspectors Clinkscale and Farmer-Johnson of the Prince George's County Board of License Commissioners conducted an Entertainment Inspection at the licensed premises, located at 15606 Emerald Way, Bowie, MD. During the inspection, there were several boxes in the establishment without labels while other boxes were addressed to "Stop and Shop Liquors." The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

Terence Sheppard Director August 15, 2023

<u>145147</u> (8-24,8-31)

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

In The Estate Of: SCOTT ANDREW MOULTON, SR.

Estate No.: 115334

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 18, 2023** at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

145248 (8-24, 8-31)

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

In The Estate Of: EDWARD BRYANT, JR.

Estate No.: 127579

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Thomas J. Kokolis for judicial probate for the appointment of a personal represen-tative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 18, 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 PHONE: (301) 952-3250 145249

(8-24,8-31)

itor 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.

TAMEY PEYTON Personal Representative

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

Estate No. 127947 <u>145247</u> (8-24)

NOTICE

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

Estate of Monica Mathis and Victor C. Mathis

Defendants

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

CIVIL NO. C-16-CV-23-001798

ORDERED, this 17th day of Au-PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8555 Ritchboro Road, District Heights, Maryland 20747 men-tioned 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 18th day of September, 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 18th day of September, 2023, next.

The report states the amount of sale to be \$220,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 145268

(8-24,8-31,9-7)

v.

sale price to be \$254,497.45.

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

(8-24,8-31,9-7) 145145



To Subscribe call

301-627-0900

The Prince George's Post

Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

<u>145146</u> (8-24,8-31,9-7)



LEGALS NOTICE

Diane Rosenberg, et al.

4340 East West Highway, Suite 600 Bethesda, MD 20814 Substitute Trustees Plaintiff(s)

Herbert Garcia Teresa Garcia 6608 24th Place Hyattsville, MD 20782 . Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001195

Notice is hereby given this 16th day of August, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of 6608 24th Place, Hyattsville, MD 20782, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 18th day of September, 2023, provided a copy of this notice be inserted in The Prince George's Post, a weekly newspaper printed in said County, once in each of three successive weeks before the 18th day of September, 2023. The Report of Sale states the amount of the foreclosure 301-627-6260

Have

a Very Safe



Fax

NOTICE

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

v.

Thomas A. Owens, II

AND

Annette L. Owens

4639 Penzance Place Upper Marlboro, MD 20772 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001919

Notice is hereby given this 9th day of August, 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 11th day of September, 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 11th day of September, 2023. The Report of Sale states the

amount of the foreclosure sale price to be \$268,000.00. The property sold herein is known as 4639 Penzance Place, Upper Marlboro, MD 20772.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 145107 (8-17,8-24,8-31)

LEGALS

Thomas A. Gentile, Attorney 911 Silver Spring Avenue, Suite 104 Silver Spring, MD 20910 301-908-9427

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA M. STANGE

Notice is given that Daniel Thomas Stange, whose address is 37 Lakeside Drive, Greenbelt, MD 20770, was on March 28, 2023 appointed personal representative of the small estate of Patricia M. Stange, who died on October 1, 2022 without a will.

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

Shelore Ann Cary Williams, Esquire Law Office of Shelore A C Williams, LLC 1450 Mercantile Lane, Suite 155 Largo, MD 20774 (301) 341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN M. MAKLE

Notice is given that Michele A. Makle, whose address is 232 Oglethorpe St. NE, Washington, DC 20011, was on May 25, 2023 appointed Personal Representative of the estate of Jean M. Makle, who died on December 23, 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 25th 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 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.

MICHELE A. MAKLE Personal Representative

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

Estate No. 128161

145258 (8-24,8-31,9-7)

ORDER OF PUBLICATION **BY POSTING**

ARNULFO ORTIZ RODRIGUEZ Plaintiff

vs. SILVERIO RODRIGUEZ NORIEGA EVA CONSUELO MONTUFAR Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-003935

Shelore Ann Cary Williams, Esquire Law Office of Shelore A. C. Williams, LLC 1450 Mercantile Lane, Suite 155

Largo, MD 20774 (301) 341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE VANCE PIERSON

Notice is given that Jacqueline Louise Vance Buie, whose address is 6511 Sewells Orchard Drive, Colum-bia, MD 21044-4494, was on August 15, 2023 appointed Personal Representative of the estate of Louise Vance Pierson, who died on May 11, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of February, 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 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.

JACQUELINE LOUISE VANCE BUIE Personal Representative

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

Estate No. 129888

(8-24,8-31,9-7)

LEGALS

145259

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES O SIMONS

Notice is given that Mishel Charod Oliphant, whose address is 11521 Old Lottsford Road, Bowie, MD 20721, was on May 17, 2023 appointed Personal Representative of the estate of Frances O Simons who died on April 5, 2023 with a will. ORDER OF PUBLICATION **BY POSTING**

LEGALS

ORGA SR PRICE

Plaintiff VS.

NICOLE VANESSA JEAN JEANKY METELLUS

Defendant(s)

In the Circuit Court for

Prince George's County, Maryland Case No. CAD22-27518

ORDERED, ON THIS 8th day of August, 2023, by the Circuit Court for Prince George's County MD: That the Defendant, JEANKY METELLUS, is hereby notified that the Plaintiff, has filed an AMENDED COMPLAINT FOR **CUSTODY**, and stating that the De-fendant's last known address is 9829 E. Light Drive, Silver Spring MD, 20903, and therefore it is; ORDERED, that the Plaintiff may

serve process to the Defendant, JEANKY METELLUS, in accor-dance with Maryland Rule 2-121(a)(2) as follows: By posting posting

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

ORDERED, said posting is to be completed by the 7th day of Sep-

tember, 2023, and it is further; ORDERED that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be com-pleted by the 7th day of September, 2023, and it is further; ORDERED, that Plaintiff shall

mail, by regular mail (first-class mail), to the Defendant's last known address, a copy of the signed Order of Publication at least thirty days

order; and it is further; ORDERED that the DEFEN-DANT, JEANKY METELLUS, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7th DAY OF OCTOBER, 2023, MAY RESULT IN THE CASE PRO-CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy-Test: Mahasin Él Amin, Clerk <u>145022</u> (8-17,8-24,8-31)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALFRED ISAIAH SCHWARTZ

Notice is given that Michael Richard Schwartz, whose address is 14401 Thorpe Lane, Upper Marlboro, MD 20772, was on July 31, 2023 appointed Personal Representative of the estate of Alfred Isaiah Schwartz who died on October 23, 2020 with a

TRACY DUPREE DAVIS 14616 Friendlywood Road Burtonsville, MD 20866

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY L WEBER AKA: NANCY L WEBER

Notice is given that Tracy Dupree Davis, whose address is 14616 Friendlywood Rd, Suite 100, Burtonsville, MD 20866, was on March 28, 2023 appointed personal repre-sentative of the small estate of Nancy L Weber who died on No-vember 28, 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 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.

TRACY DUPREE DAVIS Personal Representative

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

<u>145151</u>

Estate No. 128334 (8-24)

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY CHRISTINE SMITH

Notice is given that Josephine A Brake, whose address is 5203 Caroline Circle, Waldorf, MD 20601, was on March 21, 2023 appointed Per-sonal Representative of the estate of Mary Christine Smith, who died on October 1, 2022 without a will.

STEPHANIE L. ROYAL 9841 Washingtonian Blvd Suite 200 Gaithersburg, MD 20878 301-275-9973

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUSSELL V MCKNIGHT**

Notice is given that Vernell V McKnight, whose address is 1111 University_Blvd. W. #711, Silver Spring, MD 20902, and Victoria Smith Moore, whose address is 18517 Yarnbrooke Place, Olney, MD 20832 were on August 1, 2023 appointed Co-Personal Representa-tives of the estate of Russell V McKnight, who died on June 4, 2023 without a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives 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-per-

sonal 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 ob-tained from the Register of Wills.

VERNELL V MCKNIGHT VICTORIA SMITH MOORE

Co-Personal Representatives

UPPER MARLBORO, MD 20773-1729

LEGALS

ORDER OF PUBLICATION

In the Circuit Court for

Prince George's County, Maryland

Case No: CAE21-09305

Estate No. 129843

(8-10,8-17,8-24)

CERETA A. LEE

P.O. Box 1729

145086

REGISTER OF WILLS FOR

IN THE MATTER OF:

XAVIER DSHAWN HALE

PRINCE GEORGE'S COUNTY

or other delivery of the notice.

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

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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.

DANIEL THOMAS STANGE Personal Representative

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

(8-24)

Estate No. 127638 145230

ORDERED, ON THIS 18th day of August, 2023, by the Circuit Court for Prince George's County MD:

That the Defendant, SILVERIO RODRIGUEZ NORIEGA, is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUS-TODY and a MOTION FOR SPE-CIAL IMMIGRANT JUVENILE STATUS FACTUAL FINDINGS and stating that the Defendant's last known address is **2A AVENIDA 5-22**, **CANILLA, GUATEMALA**, and therefore it is;

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

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

ORDERED, said posting to be completed by the 17th day of Sep-tember, 2023, and it is further;

ORDERED that the DEFEN-DANT, SILVERIO RODRIGUEZ NORIEGA, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 17th DAY OF OCTOBER, 2023, MAY RESULT IN THE CASE PROCEEDING THE AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 145270 (8-24,8-31,9-7)

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th 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.

MISHEL CHAROD OLIPHANT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129149 <u>145089</u>

(8-10,8-17,8-24)

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 31st 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 under-signed on or before the earlier of the following dates:

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

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

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

MICHAEL RICHARD SCHWARTZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129476

(8-10,8-17,8-24)

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 21st day of September, 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 compute the product 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 area it are account to a claim with in 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.

> JOSEPHINE A. BRAKE Personal Representative

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

145085

Estate No. 127780 (8-10,8-17,8-24) 145106

ORDERED, ON THIS 8th day of August, 2023, by the Circuit Court for Prince George's County MD: That the Interested Party, **RAY**-

NARD DASHAWN HASTON, is hereby notified that the Petitioner, has filed an AMENDED PETI-TION FOR GUARDIANSHIP OF A MINOR, and stating that the In-terested Party's last known address is 3515 13th Street, Southeast Apt #102, Washington, D.C. 20032, 7608 Fountainebleu Drive Apt. #166, New Corrollton Married 20784

Fountainebleu Drive Apt. #166, New Carrollton, Maryland 20784 and 2847 Gainesville Street, South-east Apt. #202, Washington, D.C. 20020, and therefore it is; ORDERED, that the Petitioner may serve process to the Interested Party, **RAYNARD DASHAWN HASTON**, in accordance with Maryland Rule 2-121(c) as follows: By posting notice in a newspaper By posting notice in a newspaper or publication of general circulation published in Prince George's County, Maryland for three consecutive weeks and provide proof of publication to the Court; and it is further

further ORDERED, said posting is to be completed by the 7th day of Sep-tember, 2023, and it is further; ORDERED that the INTERESTED PARTY, **RAYNARD DASHAWN HASTON**, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 7th DAY OF OC-OR BEFORE THE 7th DAY OF OC-TOBER, 2023, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk (8-17,8-24,8-31)

The Prince George's Post Call (301) 627-0900 Fax (301) 627-6260

145090

Serving Prince George's County Since 1932

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

3104 GLISSADE COURT CLINTON, MD 20735

By authority contained in a Deed of Trust dated February 9, 2006 and recorded in Liber 25374, Folio 500 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 6, 2023 AT 10:55 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 \$31,000.00 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 #: 453185)

Richard E. Solomon, et al.,

Substitute Trustees

ALEX COOPER

908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

auctioneers

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2222 SETON WAY DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated August 22, 2006 and recorded in Liber 26586, Folio 167 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$240,550.00, 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 AUGUST 29, 2023 AT 11:07 AM

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

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

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on 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 #: 453005)

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



auctioneers

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6232 JOE KLUTSCH DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated November 19, 2018 and recorded in Liber 41610, Folio 348 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$258,137.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on AUGUST 29, 2023 AT 11:19 AM

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

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

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on 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 #: 460041)

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

ALEX COOPER auctioneers

uuciioneers

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

<u>145108</u>

(8-17,8-24,8-31)

145059



(8-10,8-17,8-24)

COHN, GOLDBERG & DEUTSCH, LLC

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC

LEGALS

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

LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12000 BERRYBROOK TERRACE UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated February 15, 2018 and recorded in Liber 40743, Folio 478 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$348,484.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 6, 2023 AT 10:57 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 #: 456073)

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



www.alexcooper.com

1099 WINTERSON ROAD, SUITE 301 LINTHICUM HEIGHTS, MARYLAND 21090 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

5508 DANBY AVENUE OXON HILL, MD 20745

By authority contained in a Deed of Trust dated February 2, 2012 and recorded in Liber 33339, Folio 157 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$201,350.00, 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 SEPTEMBER 6, 2023 AT 10:59 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 \$16,000.00 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 #: 458233)

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



auctioneers

908 York Road • Towson, MD 21204 • 410.828.4838 www.alexcooper.com 1099 WINTERSON ROAD, SUITE 301 LINTHICUM HEIGHTS, MARYLAND 21090 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2805 SISSINGHURST PLACE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated March 22, 2018 and recorded in Liber 40744, Folio 150 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$640,460.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on SEPTEMBER 6, 2023 AT 11:03 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 \$62,000.00 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 #: 458211)

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



908 York Road • Towson, MD 21204 • 410.828.4838

www.alexcooper.com

(8-17,8-24,8-31) 145110

(8-17,8-24,8-31) 145112

(8-17,8-24,8-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLINE ANN JACKSON

Notice is given that Trudy Williams, whose address is 2116 Co-lumbia Ave., Landover, MD 20785, was on June 15, 2023 appointed Per-sonal Representative of the estate of Caroline Ann Jackson, who died on May 9, 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 pro-bate 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 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.

TRUDY 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. 129567
145127	(8-17,8-24,8-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JONATHAN E SANDERS SR

Notice is given that Jonathan E Sanders Jr, whose address is 6810 West Forest Road, Hyattsville, MD 20785, was on June 2, 2023 ap-pointed Personal Representative of the estate of Jonathan E Sanders Sr, who died on April 28, 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 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 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.

JONATHAN E SANDERS JR Personal Representative

Cereta A. Lee Register Of Will Prince George's P.O. Box 1729 Upper Marlbord	Loren
	Estate No. 129482
145129	(8-17,8-24,8-31)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN GIBSON LEE

Notice is given that Bryan David Lee, whose address is 3045 Hicko-rymede Court, Ellicott City, MD 21042, was on August 7, 2023 ap-pointed Personal Representative of the estate of John Gibson Lee, who died on July 31, 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 represen-tative or the attorney.

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

BRYAN DAVID LEE Personal Representative

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

Estate No. 130185 145117 (8-17,8-24,8-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIS JOHN PAULEY

Notice is given that John Pauley, whose address is 11305 Attingham Lane, Glenn Dale, MD 20769, was on August 7, 2023 appointed Per-sonal Representative of the estate of Willis John Pauley, who died on February 23, 2021 with a will.

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

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

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

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

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

JOHN PAULEY Personal Representative

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

Estate No. 130116 145119 (8-17,8-24,8-31)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY MARGARET REILLY

Notice is given that Mary Chris-tine Reilly, whose address is 3 Rock-well Court, Annapolis, MD 21403, was on July 21, 2023 appointed Per-sonal Representative of the estate of Mary Margaret Reilly, who died on June 12, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st 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 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 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.

MARY CHRISTINE REILLY Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 129706 Estate No. 130158 <u>145115</u> (8-17,8-24,8-31) <u>145116</u> (8-17,8-24,8-31)

LEGALS

will.

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WINSTON JOSEPH HILL SR

Notice is given that Micahel Francis Hill, whose address is 942 Cop-per Beech Lane, Wake Forest, NC 27587, was on June 27, 2023 ap-pointed Personal Representative of the estate of Winston Joseph Hill Sr, who died on June 13, 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KIM D ROSNICK

Notice is given that Natalie Fowler, whose address is 7009 Old Chapel Drive, Bowie, MD 20715, was on August 11, 2023 appointed Personal Representative of the estate of Kim D Rosnick, who died on August 6, 2023 with a will.

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

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF EARL ROSS JR

NOTICE OF APPOINTMENT

Notice is given that Earl W Ross, whose address is 2804 Pinewood Drive, Waldorf, MD 20601, was on August 14, 2023 appointed Personal Representative of the estate of Earl Ross Jr, who died on May 5, 2023 with a will.

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST ESKRIDGE AKA: ERNEST ELLIS ESKRIDGE JR

Notice is given that Karla A Es-kridge, whose address is 12810 Beaverdale Lane, Boure, MD 20715, was on August 11, 2023 appointed Personal Representative of the es-tate of Ernest Eskridge aka: Ernest Ellis Eskridge Jr, who died on July 13, 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA A WILLIAMS AKA: VIRGINIA ANN WILLIAMS

Notice is given that Sandra E Stephens, whose address is 17324 Evangeline Lane, Olney, Maryland 20832, was on August 11, 2023 ap-pointed Personal Representative of 20832 the estate of Virginia A Williams aka: Virginia Ann Williams, who died on May 9, 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.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA A CLARK

Notice is given that Lauren Clark, whose address is 4702 Part Road, Capitol Heights, MD 20743, was on August 7, 2023 appointed Personal Representative of the estate of Patricia A Clark, who died on April 29, 2023 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned per-sonal 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 mail-ing or other delivery of the notice.

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

LAUREN CLARK Personal Representative

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Charles Nichols, Jr, whose address is 5808 Junipertree Lane, Capitol Heights,

MD 20743, was on August 14, 2023 appointed Personal Representative

of the estate of Betty Ruth Nichols,

who died on June 9, 2023 without a

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

tative or the attorney.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF BETTY RUTH NICHOLS

Any person having a claim against the decodent must present the claim the decodent must present the claim the tundersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy to the undersigned personal repre- strative or file i with the Register of Wils with a copy of the undersigned personal repre- strative or file i with the Register of Wils with a copy of the undersigned personal repre- strative or file i with the Register of Wils with a copy of the undersi	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 27th day of December, 2023.	All persons having any of to the appointment (or to bate of the decedent's will) their objections with the Re Wills on or before the 11th February, 2024.	the pro- shall file bate of the de egister of their objection	having any objection tment (or to the pro- cedent's will) shall file us with the Register of efore the 14th day of 4.	to the appointment (or to the pro- bate of the decedent's will) shall file bate of the decedent's will shall file bate of the decedent's will) shall file bate of the decedent's will shall file bate of the dece		edent's will) shall file s with the Register of efore the 14th day of					
decodent's death; ordecodent's death; or	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 decedent must present t to the undersigned person sentative or file it with the of Wills with a copy to the signed, on or before the e	the claim the decedent: al repre- to the unders Register sentative or f e under- of Wills with earlier of signed, on oi	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 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		ust present the claim gned personal repre- e it with the Register a copy to the under- before the earlier of	the decedent m to the undersigned sentative or fill of Wills with a signed, on or	nust present the claim gned personal repre- e it with the Register a copy to the under- before the earlier of	the decedent n to the undersi sentative or fi of Wills with signed, on or	nust present the claim igned personal repre- le it with the Register a copy to the under- before the earlier of
representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor a copy of this published notice or other written notie, notifying the creditor a copy of this published notice or other written notie, notifying the creditor a copy of this published notice or other written the claim will be barred unless the creditor presents the claims within the daim will be barred unless the creditor presents the claims within the daim will be barred unless the creditor presents the claims within to months from the mailing or the delivery of the notice.representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor the copy of this published notice or other written the daim will be barred unless the creditor presents the claims within to months from the mailing or the daim will be barred unless the creditor presents the claims within the daim will be barred unless the creditor presents the claims within the daim will be barred unless the creditor presents the claims within to months from the mailing or other delivery of the notice.Representative mails or other written the daim will be barred unless the creditor presents the claims within the daim will be barred unless the creditor presents the claims within the daim will be barred unless the creditor presents the claims within the calim not presented or filed on or before that date, or any extension provided by law, is unenforceable therafter. Claim forms may be ob- tained from the Register of Wills.Representative the divery of the notice.Representative the divery of the notice.A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable ther						(1) Six months from the date of the (1) Six months from the date of the						
or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.or before that date, or any extension provided by law, is unenforceable therea	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	representative mails or of delivers to the creditor a cop published notice or other notice, notifying the cred the claim will be barred un creditor presents the claim two months from the ma	therwise representativ py of this delivers to the r written published no litor that notice, notify nless the the claim wil s within creditor press ailing or two months	e mails or otherwise creditor a copy of this tice or other written ing the creditor that be barred unless the ents the claims within from the mailing or	representative delivers to the o published not: notice, notifyin the claim will creditor preser two months f	mails or otherwise reditor a copy of this ice or other written ng the creditor that be barred unless the tts the claims within rom the mailing or	representative delivers to the published not notice, notifyi the claim will creditor preser two months f	mails or otherwise creditor a copy of this ice or other written ng the creditor that be barred unless the ts the claims within rom the mailing or	representative mails or otherwise delivers to the creditor a copy of this written or that less the within ling or two months from the mailing or			
Personal RepresentativePersonal RepresentativePersonal RepresentativePersonal RepresentativePersonal RepresentativePersonal RepresentativeCERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729CERETA A. LEE PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729CERETA A. LEE PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729CERETA A. LEE PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729CERETA A. LEE PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729CERETA A. LEE PRINCE GEORGE'S COUNTY P.O. Box 1	or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-	or before that date, or any e provided by law, is unenf thereafter. Claim forms ma	extension or before that forceable provided by ay be ob- thereafter. Cla	date, or any extension law, is unenforceable im forms may be ob-	or before that d provided by la thereafter. Clai	ate, or any extension aw, is unenforceable m forms may be ob-	or before that d provided by la thereafter. Clai	late, or any extension aw, is unenforceable im forms may be ob-	on or before that date, or any extension provided by law, is unenforceable b- thereafter. Claim forms may be ob-			
Register OF WILLS For Prince George's County P.O. Box 1729Register OF WILLS For Prince George's County P.O. Box 1729Estate No. 12063Estate No. 13028Estate No. 130305Estate No. 12076Estate No. 13069Estate No. 130105												
	Register Of Wills For Prince George's County P.O. Box 1729	Register Of Wills For Prince George's County P.O. Box 1729	Register Of V Prince Georg P.O. Box 1729	VILLS FOR E'S COUNTY	Register Of Wi Prince George P.O. Box 1729	'S COUNTY	Register Of W Prince George P.O. Box 1729	s County	Register Of Wills For Prince George's County P.O. Box 1729			
<u>145260</u> (8-24,8-31,9-7) <u>145261</u> (8-24,8-31,9-7) <u>145262</u> (8-24,8-31,9-7) <u>145263</u> (8-24,8-31,9-7) <u>145264</u> (8-24,8-31,9-7) <u>145265</u> (8-24,8-31,9-7)	Estate No. 129636	Estate No	o. 130281	Estate No. 130305		Estate No. 127076		Estate No. 130069		Estate No. 130105		
	145260 (8-24,8-31,9-7)	145261 (8-24,8	8-31,9-7) 145262	(8-24,8-31,9-7)	145263	(8-24,8-31,9-7)	145264	(8-24,8-31,9-7)	<u>145265</u>	(8-24,8-31,9-7)		

The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

6100 WESTCHESTER PARK DRIVE UNIT 1402 COLLEGE PARK, MARYLAND 20740

By virtue of the power and authority contained in a Deed of Trust from Junga Seo, dated May 20, 2010, and recorded in Liber 31811 at folio 082 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

SEPTEMBER 12, 2023

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$10,000.00 at the function 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 Subtitute Trustene if the areareatty in surplaced by an entity of the the 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 propwith the prop-erty 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 as-rumed the reacting by the number of condenizium foce and/or hemenumer 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. Purpurchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600306)

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

<u>145137</u>

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: SHIRLEY MAE SWEENEY

Estate No.: 127505

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Thomas J.

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: RONALD T. MAY

(8-24,8-31,9-7)

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

Estate No.: 126883

above estate: You are hereby notified that a petition has been filed by Thomas J. Kokolis for judicial probate for the

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

16408 EDDINGER ROAD **BOWIE, MARYLAND 20716**

By virtue of the power and authority contained in a Deed of Trust from Nabidou Toure, dated November 2, 2005, and recorded in Liber 23773 at folio 738 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

SEPTEMBER 12, 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan dis-trict charges to be adjusted for the current year to the date of sale, and as-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 outloare the precise shall be before the payment of the ground rent 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 # 23-600309)

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

above estate:

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MABLE J. TOWNSEND

<u>145140</u>

NOTICE OF JUDICIAL PROBATE

Estate No.: 127750

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J.

PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of:

> NOTICE OF JUDICIAL PROBATE

(8-24,8-31,9-7)

You are hereby notified that a petition has been filed by Thomas J.

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

1604 CATHERINE FRAN DRIVE ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from Sharon Y. Smith, dated March 9, 2006, and recorded in Liber 24680 at folio 238 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

SEPTEMBER 12, 2023

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within 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 5.125% 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 variables. 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 as-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 # <u>19-602996</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

(8-24,8-31,9-7)

THIS COULD BE **YOUR** AD!

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION BY POSTING

LUCI VERONICA URRUTIA-FE-LIPE

TILIANO MAYEL DIAZ-VE-

In the Circuit Court for

Prince George's County, Maryland Case No.: C-16-FM-23-001495

ORDERED, ON THIS 3rd day of

August, 2023, by the Circuit Court

That the Defendant, **TILIANO MAYEL DIAZ-VELASQUEZ**, is hereby notified that the Plaintiff,

NICOLA DAVIS, has filed a MO-TION FOR FACTUAL FINDINGS

TO ESTABLISH ELIGIBILITY TO PETITION FOR SPECIAL IMMI-GRANT JUVENILE STATUS and a VERIFIED COMPLAINT FOR CUSTODY OF A MINOR, and

stating that the Defendant's last known address is ALDEA MILLA 6, MORALES, IZABAL 18004, GUATEMALA, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, TILIANO MAYEL DIAZ- VE-

LASQUEZ, in accordance with Maryland Rule 2-121(a)(2) as fol-

By posting notice in a newspaper or publication of general circulation published in Prince George's

County, Maryland for three consec-

utive weeks and provide proof of publication to the Court; and it is

ORDERED, said posting to be completed by the 2nd day of Sep-tember, 2023, and it is further;

ORDERED, THAT THE OPPOS-ING PARTY, TILIANO MAYEL

DIAZ-VELASQUEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-

FENSE ON OR BEFORE THE 2ND

DAY OF OCTOBER, 2023, MAY RE-SULT IN THE PETITIONER'S RE-

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, MD

QUEST TO BE GRANTED.

True Copy—Test:

145096

lows:

further

for Prince George's County MD:

vs.

LASQUEZ

Plaintiff,

Defendant(s)

145266

William M. Gatesman 8209 Jonnie Lane Gaithersburg, MD 20882 301-260-0095

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

THE ORPHANS' COURT FOR

DEIDRE ANN BUTLER Estate No.: 127568

To all Persons Interested in the

Kokolis for judicial probate for the appointment of a personal representative

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 18, 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 PHONE: (301) 952-3250

145250

Cereta A. Lee P.O. Box 1729

LEGALS

(8-24,8-31)

appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 18, 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 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 145251 (8-24,8-31)

Kokolis 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 **October 18, 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 PHONE: (301) 952-3250 145252 (8-24,8-31) Kokolis for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 18, 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 PHONE: (301) 952-3250 145253

(8-24,8-31)

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

> In The Estate Of: SHEILA D. TABBS Estate No.: 127487

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by William Tabbs for judicial probate of the will dated <u>December 4, 2021</u> and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 12, 2023** at 10:30 A.M.

This hearing may be transferred or ostponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(8-24,8-31)

145255

145254

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: EARL MCKELVIN PARKER

Estate No.: 126520

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Paulette L. Brooks 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 **October 17, 2023** at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(8-24,8-31)

<u>145256</u>

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: GWENDOLYN THARPE

Estate No.: 127476

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by James Tharpe, II for judicial probate of the will dated <u>April 18, 2020</u> and for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 17, 2023** at 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-tained by reviewing the estate file in

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

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

ELSIE MAY ANDERSON Estate No.: 128026

NOTICE OF JUDICIAL PROBATE

You are hereby notified that a petition has been filed by Gail Anderson Olakunle and Jacqueline Anderson for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 17, 2023** at 10:30 A.M.

Further information may be ob-tained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(8-24,8-31)

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

appointed Personal Representative of the estate of Linda Carol Barnes who died on May 23, 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 27th day of January, 2024.

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 dece-dent 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.

MARION C. HUGHES Personal Representative

Estate No. 129788

(8-10,8-17,8-24)

The Prince George's Post Call (301) 627-0900 Fax (301) 627-6260

Serving Prince George's County Since 1932

To all Persons Interested in the above estate:

resentâtive.

This hearing may be transferred or

In The Estate Of:

LINDA CAROL BARNES Notice is given that Marion C. Hughes, whose address is 25050 Rid-ing Plaza, Suite 130 PMB 149, Chan-tilly, VA 20152, was on July 27, 2023

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

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.

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

<u>145094</u>

Mahasin El Amin, Clerk (8-10,8-17,8-24)

145257

(8-24,8-31)

LEGALS

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

the Office of the Register of Wills.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEANA MARCIA WYATT

Notice is given that Ernest B Wyatt, whose address is 1352 Quincy Street NW, #3, Washington, DC 20011, was on July 7, 2023 appointed personal representative of the small estate of Deana Marcia Wyatt who died on February 17, 2023 with a will.

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

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

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

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

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

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

ERNEST B WYATT Personal Representative

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

Estate No. 128444 (8-24)

<u>145152</u>

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **KEITH JONES**

Notice is given that Rhonda Dublin, whose address is 8313 Kingsbench Court, White Plains, MD 20695, was on July 11, 2023 appointed personal representative of the small estate of Keith Jones who died on July 30, 2019 with a will.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARA REGINA HAYDEN

Notice is given that Patricia Harwood, whose address is 8467 Grove Angle Road, Ellicott City, MD 21043, was on March 23, 2023 appointed personal representative of the small estate of Clara Regina Hayden who died on May 7, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

> PATRICIA HARWOOD Personal Representative

Cereta A. Lee
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128666

(8-24)

LEGALS

145153

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANDRE WALLACE

Notice is given that Tony Wallace II, whose address is 13202 Old Liberty Lane, Brandywine, MD 20613, was on August 11, 2023 appointed personal representative of the small estate of Andre Wallace, who died on February 28, 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 represen-tative or the attorney. All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH VIOLA JONES

Notice is given that Tamiko Fel-tenberger, whose address is 4018 Bridle Ridge Road, Upper Marl-boro, MD 20772, was on July 17, 2023 appointed personal represen-tative of the small estate of Ruth Viola Longs who died on June 30 Viola Jones who died on June 30, 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 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.

TAMIKO FELTENBERGER Personal Representative

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

Estate No. 129964 145154 (8-24)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL GILBERT MARTIN JR

Notice is given that Tamara Spikes, whose address is 10255 Housely Place, White Plains, MD 20695, was on February 13, 2023 appointed personal representative of the small estate of Paul Gilbert Martin Jr, who died on November 23,

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETHEL LIVINGSTON

Notice is given that Anissia Elliott, Notice is given that Anissia Elliott, whose address is 2109 Robert Bowie Drive, Upper Marlboro, MD 20774, was on May 8, 2023 appointed per-sonal representative of the small es-tate of Ethel Livingston who died on April 19, 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 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.

ANISSIA ELLIOTT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128487 145155

(8-24)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MOSES O AKINBULUMO AKA: MOSES OLUWAFUNMILAYO

Notice is given that Florence O. Akinbulumo, whose address is 15422 Empress Way, Bowie, MD 20716, was on August 8, 2023 appointed personal representative of the small estate of Moses O Akinbulumo who died on July 27, 2022 h a will.

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FLORINE MARIE COOPER

Notice is given that Nakiecha Robinson, whose address is 6817 Dodge Lane, Camp Springs, MD 20748, was on February 21, 2023 appointed personal representative of the small estate of Florine Marie Cooper who died on August 15, 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 shall file their bjections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

NAKIECHA ROBINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128196

<u>145156</u> (8-24)

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF HERBERT ELWOOD ROSS JR

Notice is given that Carolyn P Ross, whose address is 2008 Jameson Street, Temple Hills, MD 20748, was on January 23, 2023 appointed personal representative of the small estate of Herbert Elwood Ross Jr, who died on September 3, 2022

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM CHARLES RICHARDSON

Notice is given that Eva Richardson, whose address is 6413 Queens Chapel Rd, University Park, MD 20782, was on March 31, 2023 appointed personal representative of the small estate of William Charles Richardson who died on May 4, 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 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

EVA RICHARDSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128768

<u>145157</u> (8-24)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUDOLPH THEOPHILUS LEE**

Notice is given that Sonya Lee, whose address is 2005 Colebrooke Drive, Temple Hills, MD 20748, was on April 25, 2023 appointed personal representative of the small es-tate of Rudolph Theophilus Lee, who died on November 29, 2019

AKINBULUMO

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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

RHONDA DUBLIN Personal Representative

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

> Estate No. 126424 (8-24)

<u>145159</u>

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 deliverv of the notice.

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

TONY WALLACE II Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129747 <u>145231</u> (8-24)

2022 without a will

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

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

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

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

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

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

TAMARA SPIKES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127667 145232 (8-24)

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

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

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

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

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

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

FLORENCE O. AKINBULUMO Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 <u>145158</u>

Estate No. 130090

(8-24) 145233

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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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.

CAROLYN P ROSS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127826

(8-24)

145234

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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

SONYA LEE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129003

(8-24)

The Prince George's Post Your Newspaper of Legal Record Call (301) 627-0900 Fax (301) 627-6260 Serving Prince George's County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOCIA SMITH

Notice is given that Patricia Robinson, whose address is 4610 Sharon Road, Temple Hills, MD 20748, was on April 21, 2023 appointed personal representative of the small estate of Docia Smith, who died on April 12, 2023 without a will.

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

All persons having any objection to the appointment 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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 deliverv of the notice.

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

PATRICIA ROBINSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129030

145235

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOYCE HELEN HUNT**

Notice is given that Ronald E Kitchens II, whose address is 4046 Ranch Road, Upper Marlboro, MD 20772, was on January 30, 2023 appointed personal representative of the small estate of Joyce Helen Hunt, who died on April 29, 2022 without a will.

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

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

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

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

RONALD E KITCHENS II Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127788 145236 (8-24)

SMALL ESTATE NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LISA FAYE RAY AKA: LISA RAY-COLES

Notice is given that Ryan Allen, whose address is 2508 Lanham Hill Circle, Upper Marlboro, MD 20774, was on August 9, 2023 appointed personal representative of the small estate of Lisa Faye Ray, who died on May 22, 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 represen-tative or the attorney.

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

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

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

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

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

RYAN ALLEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130265 145237 (8-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBRA LEE MICKENS

Notice is given that Steward Mick-ens, whose address is 7533 Dover Lane, Lanham, MD 20706, was on August 16, 2023 appointed personal representative of the small estate of Debra Lee Mickens, who died on July 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 shall file their objections with the Register of Wills within 30 days after the date of pub-lication 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

STEWARD MICKENS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 145238 (8-24)

Estate No. 130334

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **GLENN FOUNTAIN BROWN**

Notice is given that Glenn F Brown Jr, whose address is 3914 Re-gency Parkway #202, Suitland, MD 20746, was on March 20, 2023 appointed personal representative of the small estate of Glenn Fountain Brown, who died on February 17, 2023 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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 deliverv of the notice.

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

GLENN F BROWN JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128618 145239 (8-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH WAYNE MANGEL

Notice is given that Hazel Theresa Mangel, whose address is 3106 Win-dom Road, Mount Rainier, MD 20712, was on April 3, 2023 appointed personal representative of the small estate of Kenneth Wayne Mangel, who died on October 16, 2022 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise de-livers 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 deliverv of the notice.

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

HAZEL THERESA MANGEL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128533 145240 (8-24)

LEGALS

(8-24)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT T MUSE

Notice is given that Doris Elaine Wright, whose address is 6935 De-catur Place, Hyattsville, MD 20784, was on March 14, 2023 appointed personal representative of the small estate of Robert T Muse, who died on March 2, 2023 without a will.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HING YANG WONG

Notice is given that Sau Wan Wong, whose address is 829 Chatsworth Drive, Accokeek, MD 20607, was on March 14, 2023 appointed personal representative of the small estate of Hing Yang Wong, who died on January 20, 2022 without a w

SMALL ESTATE NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF CHARLES LAMAR JILES

Notice is given that Valerie Parker-Jiles, whose address is 6306 Riverdale Road, Riverdale, MD 20737, was on February 22, 2023 appointed personal representative of the small estate of Charles Lamar Jiles, who died on January 26, 2023 without a wil

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Carmen La Shaun Miller, whose address is 7505 Jaywick Ave, Fort Washington, MD 20744, was on May 4, 2023 ap pointed personal representative of the small estate of William Ellsworth Miller, who died on)23 w **111** 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.

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

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEISA S ROBERTS

Notice is given that Phyllis R Roberts, whose address is 13 Tunic Avenue, Capitol Heights, MD 20743, was on March 30, 2023 appointed personal representative of the small estate of Keisa S Roberts, who died on February 5, 2023 without a will

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY MAXINE EVANS

Notice is given that Monica Williams, whose address is 218 N. First Street, Hampton, VA 23664, was on March 14, 2023 appointed personal representative of the small estate of Mary Maxine Evans, who died on February 4, 2022 without a

SMALL ESTATE

WILLIAM ELLSWORTH MILLER

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.

DORIS ELAINE WRIGHT Personal Representative

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

Estate No. 128520

(8-24)

145241

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

SAU WAN WONG Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128475 <u>145242</u> (8-24)

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.

VALERIE PARKER-JILES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128183 145243 (8-24)

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

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

(2) Thirty days after the personal epresentative 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.

CARMEN LA SHAUN MILLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129005 145244 (8-24)

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

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

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

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

PHYLLIS R ROBERTS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128751

(8-24)

<u>145245</u>

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written no-tice, notifying the creditor that the claims will be barred unless the cred-itor 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.

MONICA 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. 127960 <u>145246</u> (8-24)

The Prince George's Post Your Newspaper of Legal Record Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900 Fax (301) 627-6260

Subscribe Today!

Proudly Serving Prince George's County Since 1932