The Prince George's Post Newspaper Call 301-627-0900 Or Fax 301-627-6260 Have a Wonderful and Safe Weekend

Joseph A. Sofi, Esq. 5601 Columbia Road #203 Columbia, Maryland 21044 410-720-4523

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED CRAIG L. WHITE

Notice is given that Christopher C. White, whose address is 123 North Rose Street, Baltimore, MD 21224, was on July 28, 2023 appointed Personal Representative of the estate of Craig L. White, who died on April 13, 2023 without a will.

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

All persons having any objection to the appointment (or to the 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 date: the following dates:

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

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

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

> CHRISTOPHER C. WHITE Personal Representative

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

Estate No. 130117

(9-7,9-14,9-21)

LEGALS

ORDER OF PUBLICATION

Sure Faith Investments LLC Petitioner,

Rosa Bonds, et. al.

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGES COUNTY Case No.: C-16-CV-22-000614

The object of this proceeding is to cure the foreclosure of all ri redemption in the following property Parcel Identification Number <u>6-</u> 0632650 in the County of Prince Georges, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

Street Address: 2162 County Rd., District Heights, MD 20747

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

It is thereupon this 28th day of August 2023, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 30th day of October 2023, and redeem the property with Parcel Identification Number 6-0632650 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

145321 (9-7,9-14,9-21)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS IN THE ESTATE OF: **ERVIN LEE BROWN**

PUBLIC NOTICE TO CAVEAT

ESTATE NO: 127056

TO ALL PERSONS INTERESTED IN THE ABOVE ESTATE:

Notice is given that a petition to caveat has been filed by Carolyn Brooks-Miller, 3203 Dallas Drive, Temple Hills, MD 20748-Daughter, challenging the will dated January 30, 2022.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

145413 (9-14,9-21)

Sean Bittinger 1166 State Rte 3 S Suite 107 Gambrills, MD 21054

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

443-292-6400

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELVIRA MAY PIERCY

Notice is given that Dan Wayne Piercy, whose address is 8558 Castle Mill Circle, Nottingham, MD 21236, was on June 20, 2023 appointed Personal Representative of the estate of Elvira May Piercy who died on December 18, 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 20th 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.

DAN WAYNE PIERCY Personal Representative

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

Estate No. 128672 145340 (9-7,9-14,9-21)

Robert M. Burke

300 Charles Street PO Box 2283 La Plata, Maryland 20646 240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTOPHER B. GARRETT

Notice is given that Theresse H. Garrett, whose address is 212 Davis Drive, Morganton, NC 28655, was on September 6, 2023 appointed Personal Representative of the estate of Christopher B. Garrett who died on June 14, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of March, 2024.

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

earlier of the following dates: (1) Six months from the date of the decedent's death, 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.

THERESSE H. GARRETT Personal Representative

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

Estate No. 130474 (9-14,9-21,9-28) <u>145426</u>

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

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

R.R. NO 7 – SELL/ CONSUMPTION OF BOTTLED GOODS ON LI-**CENSED PREMISES:**

A holder of a Class B and Class C license (beer, wine & liquor) or his/her agents and employee(s) is permitted to sell, serve, or furnish alcoholic beverages by the glass and/or bottle for consumption on the licensed premises, if the alcoholic beverage is permitted by the establishment's alcoholic beverage license.

Bottle service can be provided to one or more patrons that are of legal drinking age; however, a patron may not open the bottle themselves. A server must open the bottle prior to serving to patrons and dispose of

Any patron provided with bottle service may not remove the bottle from the table, bar or other seating area where served. No more than two (2) bottles may be served to any one table at any time. No patron may walk around carrying the bottle of alcoholic beverage at any time. A customer may not remove from the premises any contents of a bottle sold that remains unused. The contents of the bottle may not be mixed with that of any other bottle.

A licensee may not sell or serve an alcoholic beverage bottle to anyone one hour prior to closing.

145443

LEGALS

Jose Campos 2122 University Blvd West Wheaton, MD 20902 (240) 257-2156

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAMON NAVIDAD

Notice is given that Carlos Orlando Navidad, whose address is 5513 39th St., NW, Washington, DC 20015, was on August 24, 2023 appointed Personal Representative of the estate of Ramon Navidad 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 representative or the attorney.

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

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

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

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

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

CARLOS ORLANDO NAVIDAD Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 129754

145421 (9-14,9-21,9-28)

Victor A Lembo Stouffer Legal 658 Kenilworth Dr, Suite 203 Towson, MD 21214 (443) 470-3599

(9-14,9-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERNEST FRANCIS JOHNSON

Notice is given that James Johnson, whose address is 3632 Sussex Road, Pikesville, MD 21207, was on August 2023 appointed Personal Representative of the estate of Ernest Francis Johnson Jr who died on February 15, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of 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 undersigned on or before the earlier of the following dates:

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

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

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

JAMES JOHNSON Personal Representative

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

Estate No. 129312

145423 (9-14,9-21,9-28)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD EDWARD SPIES

Notice is given that Kurt Jeffrey Spies, whose address is 518 Latane Drive, Colonial Beach, VA 22443, was on August 1, 2023 appointed Per-sonal Representative of the estate of Richard Edward Spies who died on May 22, 2023 with a will.

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

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

KURT JEFFREY SPIES Personal Representative

145427

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129687

(9-14,9-21,9-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCES E HARRELL

Notice is given that Dwayne C Harrell, whose address is 8520 W Silver St, Cheney, WA 99004, was on July 24, 2023 appointed Personal Representative of the estate of Frances E Harrell who died on July 1, 2015 with a will.

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

tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th 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 obtained from the Register of Wills.

DWAYNE C HARRELL Personal Representative

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

Estate No. 100487 145428 (9-14,9-21,9-28)

145454

LEGALS

Janelle Ryan-Colbert, Esq. 3060 Mitchellville Rd., Ste. 218 Bowie, MD 20716 301-576-6200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHNNY L. MCDUFFIE

Notice is given that Georgia Mc-Duffie, whose address is 4267 Southern Ave, Capitol Heights, MD 20743, was on September 1, 2023 appointed Personal Representative of the estate of Johnny L. McDuffie who died on May 18, 2023 without a will.

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

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

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

(1) Six months from the date of the

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

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

GEORGIA MCDUFFIE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 130316

145424 (9-14,9-21,9-28)

Richard M McGill PO Box 358 Upper Marlboro, MD 20773

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

301-627-5222

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ERON LIVINGSTON COLEMAN**

Notice is given that Ziyacdah Atkinson Coleman, whose address is 330 Jamaica Cove SW, Marietta, GA 30008, was on July 20, 2023 appointed Personal Representative of the estate of Eron Livingston Coleman who died on April 14, 2023 without a will.

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

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

ZIYACDAH ATKINSON COLEMAN Personal Representative

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

> Estate No. 130010 (9-14,9-21,9-28)

LEGALS

145425

DEPARTMENT OF THE ENVIRONMENT AIR AND RADIATION ADMINISTRATION NOTICE OF FINAL DETERMINATION REGARDING A PERMIT TO CONSTRUCT TO INSTALL ONE (1) CONCRETE **CRUSHER RATED AT 220 TPH POWERED BY ONE (1)** TIER 4i DIESEL ENGINE RATED AT 188 HP

SUBMITTED BY SCHUSTER CONCRETE READY MIX, LLC TO BE LOCATED IN LAUREL, MARYLAND

SECOND NOTICE

The Department of the Environment, Air and Radiation Administration Schuster Concrete Ready Mix, LLC. The proposed project will be located at 5501 Van Dusen Road, Laurel, MD 20707 in Prince George's County. Copies of the application, the final determination, the permit conditions and emissions limitations, the Department's responses to public comments, and other supporting documents are available for public inspection on the Department's website. Look for Docket #18-

21 at the following link: https://mde.maryland.gov/programs/Permits/AirManagementPermits/

Pages/index.aspx ARA is issuing the permit, including the conditions and emissions limitations presented in the docket, with an effective date of September 15,

Pursuant to Section 1-601 of the Environment Article, Annotated Code of Maryland, a final determination by the Department is subject to judicial review at the request of any person that: (1) Meets the threshold standing requirements under federal law; and (2)(i) Is the applicant; or (ii) Participated in a public participation process through the submission of written or oral comments. Any petition for judicial review must be filed pursuant to Section 1-605

where the application for the permit states that the proposed activity will occur and otherwise conform to the requirements of Title 1, Subtitle 6 of the Environment Article, Annotated Code of Maryland. Further information may be obtained by calling Ms. Shannon Heafey at

of the Environment Article, Annotated Code of Maryland. The petition

shall be filed by October 23, 2023 in the circuit court for the county

410-537-4433. Christopher R. Hoagland, Director

Air and Radiation Administration (9-21)

LEGALS

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

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

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

The owner(s) / lien holder(s) are hereby informed of their right to re-

claim vehicle(s) upon payment of all charges and costs resulting from

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> 2012 Kia Optima KNAGM4A7XC5293139 2018 Ram Promaster 3C6TRVBG1JE139144 WMWZC3C58EWP25225 2014 Mini Cooper 4T1BG22K81U063447 2001 Toyota Camry WBA3D5C57EKX95188 2014 BMW 328 2024 Seltos KNDETCA78R7477385 Kia 1VWBV7A31FC081414 2015 Volkswagen Passat 2017 Hyundai Elantra 5NPD74LF5HH143853 1999

Ťoyota Sienna 4T3ZF13C7XU156382

(9-21)

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: 10/2/2023.

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

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

2005 CHEVROLET MONTE CARLO MD 2FE2648 2G1WW12E359378438

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

2014	HONDA	ACCORD	VA	TYB4761	1HGCR2F54EA234274
2004	DODGE	RAM	MD	28452CL	1D7HA18D94S624439
2015	CHEVROLE	T EQUINOX	MD	5DR6475	2GNALBEK4F1119014
2007	VOLKSWAG	EN EOS	MD	5EZ1939	WVWFA71F58V017846

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

2004	JEEP	LIBERY	DC	0VA0410	1J4GL48K04W124947
2010	CHEVROLE	Γ MALIBU	TX	6B8438C	1G1ZA5E03AF215647
2011	CADILLAC	CTS	MD	29605HT	1G6DG5EY1B0149466
2003	TOYOTA	SEQUOIA	VA	VSZ1558	5TDZT34A53S192021
2009	ACURA	RDX	DC	GE8615	5J8TB18279A004722
2003	LEXUS	G5430	MD	7DP7154	JT8BL695130013771

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

2013	HYUNDAI	ELANTRA	MD	7CM3152	KMHDH4AE7DU693512
2003	FORD	EXPLORER	DC	GE9835	1FMDU65WX3ZA51264

(9-21)145493

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

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**

7303 LEONA STREET **FORESTVILLE, MD 20747**

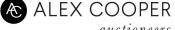
By authority contained in a Deed of Trust dated August 6, 2008 and recorded in Liber 29961, Folio 144 among the Land Records of Prince George's County, Maryland, with an original principal balance of , and an interest rate of 0.500%, default having occurred thereunder, the Substitute Trustees will sell 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 **SEPTEM-BER 26, 2023 AT 11:40 AM**

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

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 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 filled a motion with the Court to recently 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 #: 457627)

> 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

12809 MARCIA PLACE CLINTON, MD 20735

By authority contained in a Deed of Trust dated June 10, 2020 and recorded in Liber 43763, Folio 266 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on **SEPTEMBER 26, 2023 AT 11:38 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 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 producing the date of auction. 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 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 color remedy at law or in equity shall be the return of the 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 #: 460230

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



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145368 (9-7,9-14,9-21)

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

13615 VINCENT WAY **BOWIE, MD 20715**

By authority contained in a Deed of Trust dated January 26, 2007 and recorded in Liber 39806, Folio 73 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$360,000.00, and an interest rate of 7.250%, 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., present the public auction of the prince of the public auction of the prince of the public auction of the public auction of the public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction of the public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction of the public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, and Default auction at the Circuit Court for Prince George's County, 14735 Main St., Upper 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 26, 2023 AT 11:34 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 sole to be adjusted as of the date of auction upless the purchaser. 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 #: 459429)

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



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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**

805 DARIEN PLACE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 31, 2017 and recorded in Liber 40008, Folio 129 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,900.00, and an interest rate of 4.125%, 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 26, 2023 AT 11:46 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$25,000.00 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 have filed a motion with the Court to resell the property. Purchaser have filed a motion with the Court to resell the property. Purchaser have filed a motion with the Court to resell the property. Purchaser have filed a motion with the Court to resell the property. 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 purchased sole remody at least or in equitive health by the return of the 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 #: 458673)

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



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145369 (9-7,9-14,9-21)

> 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**

11301 WYCOMBE PARK LANE **GLENN DALE, MD 20769**

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$571,200.00, and an interest rate of 6.000%, 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 OCTOBER 3, 2023 AT 11:28 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$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 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 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 #: 455929)

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Richard E. Solomon, et al., Substitute Trustees



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PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, SEPTEMBER 25, 2023 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD

6:00 P.M.

Text Amendment Application No. 263 (Ordinance No. 2012)

An ordinance to amend the Unified Land Development Code to include personal non-medical cannabis within the licensed dispensary of cannabis use as a special exception in certain zones within the City. The proposed update is part of a comprehensive review and update of the City's zoning code, for recommendation to the Mayor and City Council.

Meetings pertaining to this application will be held virtually and in-person. The public is welcome to attend and to testify, except at the Council Work For meeting details, please https://www.cityoflaurel.org/clerk/meetings and submit a speaker list if you wish to speak.

145322 (9-7,9-14,9-21)

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

5924 BEACON HILL PLACE **CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated August 30, 2019 and recorded in Liber 42554, Folio 224 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on November 30, 2021, in the Land Records of Prince George's County at Liber No. 46652, Folio 57, with an original principal balance of \$227,411.00, and an interest rate of 6.000%, 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 OCTOBER 3, 2023 AT 11:30 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 \$18,000.00 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 foregoing lender or its decimae. Cost of all transfer and recorn 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 top (10) days of retification of the sale or otherwise fails to some

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 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 #: 460103)

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



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145396 (9-14,9-21,9-28)

LEGALS

NOTICE

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

Mark A. Branch 3120 Courtside Road Bowie, MD 20721

Defendant

Plaintiffs

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

Case No. CAEF22-00461

Notice is hereby given this 29th 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 29th 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 29th day of

September, 2023.
The Report of Sale states the amount of the foreclosure sale price to be \$449,872.12. The property sold herein is known as 3120 Courtside Road, Bowie, MD 20721.

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

(9-7,9-14,9-21) 145377

NOTICE

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

Kenneth E. Hall 3729 Edmond Way Bowie, MD 20716

Defendant In the Circuit Court for Prince

George's County, Maryland Case No. CAEF22-17054

Notice is hereby given this 29th day of August, 2023, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of 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 29th day of September, 2023.
The Report of Sale states the

amount of the foreclosure sale price to be \$348,779.45. The property sold herein is known as 3729 Edmond Way, Bowie, MD 20716.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 145380

(9-7.9-14.9-21)

145373

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**

4718 ENGLISH COURT SUITLAND, MD 20746

By authority contained in a Deed of Trust dated April 30, 2015 and recorded in Liber 37029, Folio 581 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$224,119.00, and an interest rate of 2.938%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 3, 2023 AT 11:32 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$20,000.00 by certiffied 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 #: 454612)

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



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<u>14539</u>7 (9-14,9-21,9-28)

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**

7310 POWHATAN STREET **LANHAM, MD 20706**

By authority contained in a Deed of Trust dated February 22, 2006 and recorded in Liber 24451, Folio 279 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$227,500.00, 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 26, 2023 AT 11:32 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$19,000.00 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 Trustee's 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 #: 457786)

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



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(9-7,9-14,9-21)

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 public auction or salvage facility.

You must reclaim these vehicles by: 10/03/2023.

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

2008 BMW 528I WBANU53568CT00311

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

2010 HONDA 1HGCP2F37AA089181 ACCORD 2013 HONDA ACCORD MD 8EL5913 1HGCT1B88DA004344 2007 DODGE **CALIBER** 1B3HB48B37D553210 2013 FORD **TAURUS** 1FAHP2D80DG234068 2017 WRANGLER JEEF 1C4AJWAG5HL511651

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

2015 DODGE CHALLENGER VA TZT2409 2C3CDZBG5FH705577 2007 TOYOTA **CAMRY** MD 4BY9172 4T1BE46K37U171642 19UUA66245A079556 2005 ACURA **ACURA** MD 5FF9208 2004 BMW WXC3773 WBAEV334X4KL62206 325I MS 2022 NORSTAR TRAILER 375909X 50HFG3229N1073342 MD 1NXBR12E0XZ173447 1999 TOYOTA COROLLA DC GN9738 TXW3670 JTLKT324064047777 2006 SCION

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

2003 HONDA 2HKYF18543H622406 PILOT 2012 AUDI MD 7EW5484 WAUSGAFC9CN016701 Α7 1999 JEEP GRAND 1J4GW68S1XC586779 CHEROKEE 2010 FORD **FUSION** VA UKL5324 3FAHP0KC6AR273487 2003 CHEVROLET TAHOE 1GNEK13Z43R198413

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

TX 1715U83 1FTRW07623KD83013 2003 FORD F-150 2007 BUICK LUCERNE 1G4HP57217U204971 2003 NISSAN ALTIMA 1N4AL11D93C181420 2003 CADILLAC ESCALADE 1GYEC63T53R208097

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

2007 CHRYSLER PACIFICA GA S1502884 2A8GF68X77R253245 MD 4EK2942 WBAFU7C51DDU69432 2013 BMW 535I RIO RWM2930 KNADM4A35G6641963 2016 KIA TX

145494 (9-21)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICHARD H MARSHALL

Notice is given that Richard Hamilton Marshall II, whose address is 16761 Broadwater Ave, Winter Garden, FL 34787, was on August 15, 2023 appointed Personal Representative of the estate of Richard H Marshall who died on June 28, 2023 with

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

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

RICHARD HAMILTON MARSHALL 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. 130321 145348 (9-7,9-14,9-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HARRIETT KABALAMAGA

Notice is given that Danpats Mwesigwa, whose address is 8701 Dover Street, Fort Washington, MD 20744, was on August 28, 2023 appointed Personal Representative of the estate of Harriett Kabalamaga, who died on September 25, 2020 without a will.

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

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

> DANPATS MWESIGWA Personal Representative

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

145353

Estate No. 130370 (9-7.9-14.9-21)

LEGALS

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: SERGIO ANDRES SARAVIA

Estate No.: 128798

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by SELINA OS-ORIO 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 November 15, 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 (9-14,9-21) THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: **DERONTA BUTLER** Estate No.: 127373

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by TIANA BUTLER 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 November 15, 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 145415

LEGALS

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

Upper Marlboro, Maryland 20773 In The Estate Of:

BERNARD J. RUSSICK Estate No.: 127738

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by KAREN MARIE HUDDLESON GILLESPIE for judicial probate of the will dated JUNE 29, 2011 and for the appointment of a personal representative.

A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on November 14,

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.

2023 at 10:30 A.M.

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250 (9-14,9-21)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729

Upper Marlboro, Maryland 20773 In The Estate Of: KEVIN L. JOHNSON Estate No.: 127140

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by CAR-MALITA M. THOMAS 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 November 9,
2023 at 10:30 A.M.

This hearing way he transformed

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 (9-14,9-21)145418

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Charlene S

IN THE ESTATE OF

ELMORE ADAMS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: RICHARD MOORE Estate No.: 126717

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by PERRY BECKER 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 November 2, 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 145419 (9-14.9-21)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE B JACKSON

Notice is given that Judith A Jackson-Carr, whose address is 8806 Jolly Drive, Fort Washington, MD 20744, was on September 1, 2023 appointed Personal Representative of the estate of Marie B Jackson who died on July 18, 2022 with a will.

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

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

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

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

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

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

JUDITH A JACKSON-CARR Personal Representative

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

145432

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINH T KHUU

Notice is given that Diane Khuu, whose address is 401 East Shaw Avenue, Silver Spring, MD 20904, was on September 1, 2023 appointed Personal Representative of the estate of Linh T Khuu who died on July 21, 2022 will be will. 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 representátive 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 March, 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 mailing or other delivery of the notice.

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

DIANE KHUU Personal Representative

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

Estate No. 130530 145433 (9-14,9-21,9-28)

LEGALS

(9-14,9-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Upper Marlboro, Maryland 20773

In The Estate Of:

DERONTA BUTLER

Estate No.: 127373

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by BARBARA

BUTLER 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 November 15,

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.

UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

above estate:

2023 at 10:30 A.M.

REGISTER OF WILLS FOR

CERETA A. LEE P.O. Box 1729

Prince George's County

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY DUMOND

Notice is given that Jason Dumond, whose address is 7565 Saw Mill Road, Lusby, Maryland 20657, was on August 30, 2023 appointed Personal Representative of the estate of Mary Dumond who died on June 20, 2023 with a will 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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 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.

IASON DUMOND Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130437

(9-14,9-21,9-28) 145434

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHEILA FORBES

Notice is given that Asiah Forbes, whose address is 7036 Palamar Terrace, Lanham, MD 20706, was on August 2, 2023 appointed Personal Representative of the estate of Sheila Forbes who died on March 18, 2023 without a will.

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

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

ASIAH FORBES Personal Representative

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

Estate No. 129877 145439 (9-14,9-21,9-28)

their objections with the Register of Wills on or before the 2nd day of February, 2024. Any person having a claim against

following dates:

decedent's death; 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-

Personal Representative

145440 (9-14,9-21,9-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA ALMA LOUIS

Notice is given that Martin G Oliverio, whose address is 14300 Gallant Fox Ln 218, Bowie, MD 20715, was on September 5, 2023 appointed Personal Representative of the estate of Virginia Alma Louis who died on July 8, 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of March, 2024.

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

MARTIN G OLIVERIO Personal Representative

Estate No. 125926

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Estate No. 130535

(9-14,9-21,9-28)

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAMELA TAYLOR TYSON

Notice is given that Omari Brooks, whose address is 600 Farragut Street NW, Washington, DC 20011, was on August 15, 2023 appointed Personal Representative of the estate of Pamela Taylor Tyson who died on October 3, 2022 with a will.

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

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th 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.

OMARI BROOKS Personal Representative

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128957

145429

P.O. Box 1729 (9-14,9-21,9-28) 145431 (9-14,9-21,9-28)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MAY C BROWN

Notice is given that Metrica Brown, whose address is 6812 Brown Wood Road, Upper Marlboro, MD 20772, was on August 30, 2023 appointed Personal Representative of the estate of May C Brown who died on May 29, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th 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 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.

METRICA BROWN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729 Estate No. 129887

LEGALS

NOTICE

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

Patrise Robinson

Shawn Williams

Shawn Williams, Personal Representative for the Estate of

35 Joyceton Terrace Upper Marlboro, MD 20774 Defendants

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-23-002325 Notice is hereby given this 29th 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 29th 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 29th day of

The Report of Sale states the amount of the foreclosure sale price to be \$293,119.82. The property sold herein is known as 35 Joyceton Terrace, Upper Marlboro, MD 20774.

September, 2023.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 145378 (9-7,9-14,9-21)

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

v.

Belinda L. Williams

AND Diane Saunders, Personal Representative for the Estate of Mattie L. Williams, a/k/a Mattie

Louise Williams AND

Jermaine E. Johnson

8508 Lindendale Drive, a/k/a 8508 Lidendale Drive Laurel, MD 20707

George's County, Maryland Case No. CAEF22-30109

In the Circuit Court for Prince

Notice is hereby given this 29th 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 29th 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 29th day of

The Report of Sale states the amount of the foreclosure sale price to be \$267,000.00. The property sold herein is known as 8508 Lindendale Drive, a/k/a 8508 Lidendale Drive, Laurel, MD 20707.

September, 2023.

145379

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

(9-7,9-14,9-21)

Adams, whose address is 4403 Have-lock Road, Lanham, MD 20706, was on August 2, 2023 appointed Personal Representative of the estate of Elmore Adams who died on May 29, 2023 without a will. Further information can be ob-

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

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

(1) Six months from the date of the

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

tained from the Register of Wills.

CHARLENE S ADAMS

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

Estate No. 129488

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

(9-14,9-21,9-28) 145441

Your Newspaper of Legal Record 301-627-0900

v.

LEGALS

NOTICE

905 59TH AVENUE

JEREMY K. FISHMAN, et al.

ESTATE OF ARTHUR LANFORD SR. SPECIAL ADMINISTRATOR ZACHARY WORSHTIL

NORTH FAIRMONT HEIGHTS, MD

Civil Action No.

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

Substitute Trustees

C-16-CV-23-002766 Notice is hereby given this 29th day of August, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 905 59TH AVENUE, NORTH FAIRMONT HEIGHTS, MD 20743, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or be-fore the 29th 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 29th day of September, 2023, next.

The Report of Sale states the amount of the sale to be One Hundred Fifty Thousand Dollars (\$150,000.00).

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Md. True Copy—Test: Mahasin Él Amin, Clerk 145376 (9-7,9-14,9-21)

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,

LaChonne Oshilaja, Personal Representative for the Estate of Shakiru T. Oshilaja 11610 Assyria Street Upper Marlboro, MD 20772

Plaintiffs

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-001961 Notice is hereby given this 29th 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 29th 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 29th day of September, 2023.

The Report of Sale states the

amount of the foreclosure sale price to be \$296,400.00. The property sold herein is known as 11610 Assyria Street, Upper Marlboro, MD 20772.

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

145381

(9-7.9-14.9-21)

PRINCE GEORGE'S COUNTY GOVERNMENT

> **BOARD OF LICENSE COMMISSIONERS**

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on October 19, 2023 and will be heard on December 19, 2023. Those licenses are:

Class D, Beer and Wine– 17 BW 67, 17 BW 68, 17 BW 69

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

A virtual hearing will be held via Zoom on Wednesday, October 11, 2023 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director August 31, 2023

145442

(9-14,9-21)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

SEPTEMBER 26, 2023

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

NON-EFFECTUATION t/a Mix and Mingle Coffee

Lounge - Review of request to approve an additional ninety (90) days to effectuate the license

TRANSFER OF LOCATION Ashuta Tandon, Member-Man-

ager, for a Class B+, Beer, Wine and Liquor for the use of Adelphi Liquors, LLC, t/a Adelphi Restaurant and Liquor, 2520 University Blvd, East, Hyattsville, 20783, transfer from Town Hall Wine and Spirits, LLC, t/a Town Hall Restaurant and Liquor, 8135 Baltimore Avenue, College Park, 20740, Ashuta Tandon, Member-Manager. Continued from August 22, 2023.

TRANSFER

Alda Ngassa, President/Secretary/Treasurer, for a Class A, Beer and Wine for the use of ALPA, LLC, t/a Park Mart, 6100 Westchester Park Drive, College Park, 20740, transfer from Avahoot, Inc., t/a Park Mart, 6100 Westchester Park Drive, College Park, 20740, Shakuntala Amin, President/Secretary/Trea-

Teiinder S. Sandhu, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of 6115 Central Ave Spirits, LLC, t/a Central Avenue Liquors, 6113-6115 Central Avenue, Capitol Heights, 20743, transfer from Youngtaemin Corporation, t/a Central Avenue Liquors, 6115 Central Avenue, Capitol Heights, 20743, Dinah Ok Min Chin, Director, Unsuk Chin, President, Nicholas Chin, Vice President.

Devendrakumar H. Patel, Member-Manager, Rutvi N. Patel, Member, for a Class A, Beer, Wine and Liquor for the use of Govind, LLC, t/a Greenway Liquors, 7533 Green-belt Road, Greenbelt, 20770, transfer from Shanta-Greenway Liquors, Inc., t/a Greenway Liquors, 7533 Greenbelt Road, Greenbelt, 20770, Ratilal J. Patel, President, Amritbhai P. Patel, Secretary/Treasurer.

Teri Constantinou, Member/ Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Terrapin Station MD, LLC, t/a Terrapin Station, 4738 Cherry Hill Road, College Park, 20740, transfer from Capital City Chili, Inc., t/a Hard Times Cafe, 4738 Cherry Hill Road, College Park, 20740, Richard J. Kelly, President, Cindy MacIntyre, Secretary/Treasurer, Thomas Abell, Assistant Secretary.

Sahaj S. Dhillon, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of 4259 S Avenue Spirits, LLC, t/a Southern Avenue Liquors, 4259 Southern Avenue, Capitol Heights, 20743, transfer from Capitol Liquors, LLC, t/a Southern Avenue Liquors, 4259 Southern Avenue, Capitol Heights, Durgesh Gupta, Member/Authorized Person, Nidhi S. Gaind, Member/ Authorized Per-

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

Kanwal Mac Singh, Member-Manager, Linda Carter, Member/Authorized Person, for a Class B(BH), Beer, Wine and Liquor for the use of MAC Hotels, LLC, t/a Sonesta Se-lect Greenbelt College Park, 6301 Golden Triangle Drive, Greenbelt, 20770. Continued from July 25,

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

Keyanna A. Coward-Morant, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of MaryLou's, LLC, t/a Marylou's, 731 Cady Drive, Fort Washington, 20744.

Kimberly S. Burke, President/Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of Skyline Enterprises, Inc., t/a Falsetto Kitchen Bar, 15455 Annapolis Road, Bowie, 20715.

NEW- CLASS C(CLV), BEER, WINE AND LIQUOR

Russell Lee Lyons, Member, Harold Rawles, Member, Walt Plush, Member for a Class C(CLV), Beer, Wine and Liquor for the use of Suitland Post, No. 196, Inc., t/a Suitland Post, No. 196, Incorporated American Legion, Department of Maryland, 5716 Marlboro Pike, District Heights, 20747.

NEW- CLASS D, BEER AND WINE

Jose Luis Venegas, President, for a Class D, Beer and Wine for the use of Sierra's Grill & Taqueria, Inc., t/a Sierra's Grill & Taqueria, 11619 Beltsville Drive, Beltsville, 20705.

Caitlin McGrath, Authorized Person, for a Class D, Beer and Wine for the use of Friends of Greenbelt Theatre, LLC, t/a Old Greenbelt Theatre, 125-129 Centerway, Greenbelt,

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, September 26, 2023. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <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: Terence Sheppard September 8, 2023

145444

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(9-14,9-21)

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HELEN C JACKSON**

Notice is given that William R Coates, whose address is 600 Light Street Apt #731, Baltimore, MD 21230, was on August 2, 2023 appointed Personal Representative of the estate of Helen C Jackson who died on July 10, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd 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 undersigned on or before the earlier of the following dates:

(1) Six months from the date of the dècédent'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.

WILLIAM R COATES Personal Representative

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

Estate No. 130174 (9-7,9-14,9-21)

NOTICE

GREGORY THORNE, Substitute Trustee, et al,

INTERNATIONAL REALTY

PARTNERS, LLC, Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. CAEF 21-14767

ORDERED this 30th day of August, 2023, by the Circuit Court for PRINCE GEORGE'S County, Mary-land, that the sale of the property at 13014 Woodmore North Boulevard, Bowie, MD 20720 mentioned in these proceedings, made and re-ported Gregory Thorne, et. al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th 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 30th day of September, 2023, next.

The report states the amount of sale to be \$775,018.41. MAHASIN EL AMIN Clerk of the Circuit Court

Prince George's County, MD $\,$ True Copy—Test:

Mahasin El Amin, Clerk (9-7,9-14,9-21)

LEGALS

ORDER OF PUBLICATION BY POSTING

PAMELA BRASHEARS

Plaintiff

VS. JESSICA BRASHEARS

JOHN DOE

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-005018

ORDERED, ON THIS 7th day of September, 2023, by the Circuit Court for Prince George's County

That the Defendant, JOHN DOE, is hereby notified that the Plaintiff, has filed an AMENDED COM-PLAINT FOR CUSTODY, and stating that the Defendant's last known address is UNKNOWN, and there-

ORDERED, that the Plaintiff may serve process to the Defendant, **JOHN DOE**, 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 consecutive weeks and provide proof of publication to the Court; and it is

ORDERED, said posting to be completed by the 7th day of October, 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 completed by the 7th day of October, 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 prior to the response date in said order; and it is further;

ORDERED that the DEFEN-DANT, **JOHN DOE**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 6th DAY OF NOVEMBER, 2023, MAY RESULT IN THE CASE PROCEED-ING AGAINST HIM/ HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk 145395 (9-14,9-21,9-28)

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

Estate of William Henry Fox

Substitute Trustees Plaintiffs

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, **MARYLAND**

CIVIL NO. C-16-CV-23-002373

gust, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1558 Potomac Heights Drive Unit 217, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th 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 29th day of September, 2023, next.

The report states the amount of sale to be \$201,000.00. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

(9-7,9-14,9-21)

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

COURT

IN RE: GUARDIANSHIP OF: SYMPHONY L.

Case No. C-16-JV-23-000201 **CROSS-REFERENCE WITH:** CINA-22-0005

NOTICE BY PUBLICATION TO MOTHER

To: MARIAH KAYLA LUMPKIN

Relationship: NATURAL MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-23-000201. All persons who believe themselves to be the parents of a female child born on the 6th day of November 2021, in the District of Columbia to Mariah Kayla Lump-kin, natural mother, aged 25 years old at time of birth and Kevin Adams, putative father, aged 36 years old at time of birth shall file a

written response.

A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Num-ber: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

> Karen H. Mason Associate Judge Seventh Judicial Circuit

(9-21)<u>145464</u>

public hearing:

George's County:

Dr. Matthew D. Levy

strongly encouraged.

ATTEST:

Donna J. Brown

Clerk of the Council

with the press via a press release.

LEGALS

Defendant

NOTICE

1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090 Substitute Trustees,

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-23-002387

Notice is hereby given this 8th day of September, 2023, by the Circuit Court for Prince George's County,

that the sale of the property men-

tioned in these proceedings, made

and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before

the 9th day of October, 2023, pro-

vided a copy of this notice be pub-

lished in a newspaper of general circulation in Prince George's

County, once in each of three succes-

sive weeks before the 9th day of October, 2023.

The Report of Sale states the

amount of the foreclosure sale price

to be \$280,000.00. The property sold

herein is known as 8104 Thornfield

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

(9-21,9-28,10-5)

Terrace, Forestville, MD 20747.

True Copy—Test: Mahasin El Amin, Clerk

145457

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

TUESDAY, OCTOBER 3, 2023

COUNCIL HEARING ROOM

WAYNE K. CURRY ADMINISTRATION BUILDING

1301 MCCORMICK DRIVE

LARGO, MARYLAND

https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, October 3, 2023, the County

Nomination of the following individual as Health Officer for Prince

To register to speak or submit comments or written testimony please use

the Council's eComment portal at: https://pgccouncil.us/Speak. For those

unable to use the portal, comments/written correspondence may be emailed

Written comments must be submitted by 3:00 p.m. on the day BEFORE

the meeting. Testimony and comments will not be accepted via social media

or by telephone/voice mail message. Register to speak, in advance, by 3:00

p.m. on the day BEFORE the meeting. Additionally, on-site registration for

live testimony is now available; however, advance registration to testify is

These policies are in effect until otherwise changed and, any future changes

to them, will be communicated on the County Council website, County

Council social media channels, via Alert Prince George's, and will be shared

View meetings by selecting the "In Progress" link next to the meeting on

BY ORDER OF THE COUNTY COUNCIL

PRINCE GEORGE'S COUNTY, MARYLAND

the Council's live streaming page: https://pgccouncil.us/LIVE

Thomas E. Dernoga, Chair

to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Council of Prince George's County, Maryland, will hold the following

Richard E. Solomon

Michael McKeefery

Christianna Kersey Kevin Hildebeidel

Kyle Blackstone

Kathleen Young

Tony E Rawlings 8104 Thornfield Terrace

Forestville, MD 20747

Richard J. Rogers

JEREMY K. FISHMAN, et al.

Substitute Trustees

NOTICE

Estate of Sharon E. Stephens Personal Rep. Sheila McConnell 7860 Lakecrest Drive Greenbelt, MD 20770

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Action No.

CAEF22-02191

Notice is hereby given this 8th day of September, 2023, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 7860 Lakecrest Drive, Greenbelt, MD 20770, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 9th day of October, 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 9th day of Oc-

The Report of Sale states the amount of the sale to be One Hundred Eighty One Thousand Seven Hundred Forty (\$181,740.00).

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

145456

Serving Prince George's

(9-21,9-28,10-5)

LEGALS

County Since 1932

NOTICE

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

Nygel Wood 6232 Joe Klutsch Drive Fort Washington, MD 20744 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002016

Notice is hereby given this 6th day of September, 2023, by the Circuit for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 6th day of October, 2023, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 6th day of October, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$272,000.00. The property sold herein is known as 6232 Joe Klutsch Drive, Fort Washington, MD 20744.

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

145398 (9-14,9-21,9-28)

(9-21,9-28)

TOWN OF UNIVERSITY PARK AMENDED LEGISLATIVE **RESOLUTION 23-O-06**

On September 5, 2023, the Common Council adopted, and on September 12, 2023 the Mayor signed, Amended Legislative Resolution 23-O-06, to amend Chapter 9 "Traffic And Vehicles", Article 1, "Traffic", § 9-104, "Parking" to prohibit parking on the west side of Wells Parkway East between Beechwood Road and the dead end at the school grounds and the east side of Wells Parkway West between Beechwood Road and the turnaround at the park , restrict $% \left(1\right) =\left(1\right) \left(1\right) \left$ parking on the east side of Wells Parkway East between Beechwood Road and the dead end at the school grounds to parking by permit only between the hours of 7 a.m. and 7 p.m., prohibit parking at an electric vehicle charging station parking space when the vehicle is not plugged into the charging equipment; recognize that the town follows state parking fine amounts; and make certain corrections.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until September 23, 2023. The ordinance will take effect $\,$ on September 25, 2023, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL TOWN OF UNIVERSITY PARK By: Joel T. Biermann, Mayor

Suellen M. Ferguson, Esq. Town Attorney

(9-21)

145496

THE PRINCE GEORGE'S POST Call 301-627-0900 Fax 301-627-6260 **SUBSCRIBE TODAY!**

Serving Prince George's County

TRANSFER OF PROPERTY

SURPLUS REAL ESTATE PRINCE GEORGE'S COUNTY

In accordance with the provisions of Section 10-312 of the Local Government Article of the Annotated Code of Maryland, this letter serves as notice to inform the public that Prince George's County, Maryland, by and through the Office of Central Services ("OCS"), intends to transfer the County-owned parcels identified below for disposal. The County intends to convey the parcels to the Redevelopment Authority of Prince George's County, a body corporate and politic and unit of Prince George's County, Maryland, for the purpose of redevelopment. The transfers of the below parcels will occur no later than October 1, 2023.

Councilmanic District 5

- Tax Account #02-3461845; 0 Hospital Drive, Landover, MD 20785; 10,000 square feet, Map 58, Grid F1, Part of Parcel 28; identified in Liber 00688 at Folio 053
- Tax Account #02-0161794; 3005 Hospital Drive, Landover, MD 20785; 3.22 acres, Map 58, Grid E1, Parcel 126; identified in Liber 3016 at Folio
- Tax Account #02-3042256; 0 Millbrook Avenue, Landover, MD 20785; 3.11 acres, Map 58, Grid F1, Parcel 181; identified in Liber 3208 at Folio
- Tax Account #02-0161786; 3007 Hospital Drive, Landover, MD 20785; 5.35 acres, Map 58, Grid E1, Parcel 117; identified in Liber 2983 at Folio
- Tax Account #02-0161802; 0 Hospital Drive, Landover, MD 20785; 1.00 acres, Map 58, Grid E1, Parcel 122; identified in Liber 2954 at Folio
- Tax Account #02-0161760; 0 Inwood Street, Hyattsville, MD 20781; 27,333 square feet, Map 58, Grid E1, Part of Abandoned Inwood Street
- Tax Account #02-0161414; 0 Inwood Street, Hyattsville, MD 20781; 50,065 square feet, Map 58, Grid F1, Part of Lots 25-44; identified in Liber 2946 at Folio 023
- Tax Account #02-0161653; 0 Inwood Street, Hyattsville, MD 20781; 1,347 square feet, Map 51, Grid E1, Part of Lots 24-44; identified Liber 3077 at Folio 159
- Tax Account #02-0161604; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 45-47; identified in Liber 3051 at Folio 10. Tax Account #02-0161596; 0 Inwood Street, Hyattsville, MD 20781;
- 0.29 acres, Map 58, Grid E1, Lots 48-52; identified in Liber 3051 at Folio 11. Tax Account #02-3234580; 0 Inwood Street, Hyattsville, MD 20781;
- 5,105 square feet, Map 58, Grid E1, Lots 53-54; identified in Liber 2948 at Folio 216 12. Tax Account #02-0161356; 0 Inwood Street, Hyattsville, MD 20781; 2,550 square feet, Map 58, Grid F1, Lot 55; identified in Liber 2948 at
- 13. Tax Account #02-0161711; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 56-58; identified in Liber 2948 at Folio
- 14. Tax Account #02-0161448; 0 Inwood Street, Hyattsville, MD 20781; 0.23 acres, Map 58, Grid F1, Lots 59-62; identified in Liber 2948 at Folio
- 15. Tax Account #02-0161745; 0 Inwood Street, Hyattsville, MD 20781; 0.23 acres, Map 58, Grid E1, Lots 63-66; identified in Liber 2948 at Folio
- 16. Tax Account #02-0161513; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 67-68; identified in Liber 3005 at Folio
- 17. Tax Account #02-0161505; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 69-7; identified in Liber 3003 at Folio
- 18. Tax Account #02-0161661; 0 Inwood Street, Hyattsville, MD 20781; 0.23 acres, Map 58, Grid E1, Lots 101-104; identified in Liber 3077 at Folio 159
- 19. Tax Account #02-0161695; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 105-107; identified in Liber 3205 at
- 20. Tax Account #02-0161463; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 108-109; identified in Liber 2991 at
- 21. Tax Account #02-0161687; 0 Inwood Street, Hyattsville, MD 20781; 0.17 acres, Map 58, Grid E1, Lots 110-112; identified in Liber 3205 at
- 22. Tax Account #02-0161638; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 113-114; identified in Liber 3044 at 23. Tax Account #02-0161620; 0 Inwood Street, Hyattsville, MD 20781;
- 0.11 acres, Map 58, Grid E1, Lots 115-116; identified in Liber 3044 at Folio 342 24. Tax Account #02-0161562; 0 Inwood Street, Hyattsville, MD 20781;
- 7,521 square feet, Map 58, Grid E1, Lots 117-119; identified in Liber 3036 at Folio 125 25. Tax Account #02-0161554; 0 Inwood Street, Hyattsville, MD 20781;
- 0.11 acres, Map 58, Grid E1, Lots 120-121; identified in Liber 3036 at 26. Tax Account #02-0161422; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid F1, Lots 122-123; identified in Liber 3013 at
- Folio 228 27. Tax Account #02-0161539; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 124-125; identified in Liber 3026 at
- 28. Tax Account #02-0161737; 0 Inwood Street, Hyattsville, MD 20781; 0.05 acres, Map 58, Grid E1, Lot 126; identified in Liber 3061 at Folio
- 29. Tax Account #02-0161588; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 127-128; identified in Liber 3045 at
- 30. Tax Account #02-0161570; 0 Inwood Street, Hyattsville, MD 20781, 0.11 acres, Map 58, Grid E1, Lots 129-130; identified in Liber 3045 at Folio 444
- 31. Tax Account #02-0161729; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 131-132; identified in Liber 2948 at Folio 216 32. Tax Account #02-0161471; 0 Inwood Street, Hyattsville, MD 20781;
- 0.11 acres, Map 58, Grid E1, Lots 133-134; identified in Liber 2976 at 33. Tax Account #02-0161646; 0 Inwood Street, Hyattsville, MD 20781;
- 0.05 acres, Map 58, Grid E1, Lot 135; identified in Liber 3061 at Folio 34. Tax Account #02-0161547; 0 Inwood Street, Hyattsville, MD 20781;
- 0.11 acres, Map 58, Grid E1, Lots 136-137; identified in Liber 3055 at Folio 485 35. Tax Account #02-0161489; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 138-139; identified in Liber 2991 at
- 36. Tax Account #02-0161455; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid F1, Lots 140-141; identified in Liber 2964 at
- 37. Tax Account #02-0161612; 0 Inwood Street, Hyattsville, MD 20781; 0.11 acres, Map 58, Grid E1, Lots 142-143; identified in Liber 3051 at Folio 206
- 38. Tax Account #02-0161430; 0 Inwood Street, Hyattsville, MD 20781; 0.05 acres, Map 58, Grid F1, Lot 144; identified in Liber 3013 at Folio

Councilmanic District 3

- 1. Tax Account #21-2358521; 0 50th Avenue, College Park, MD 20740; 2,100 square feet, Map 33, Grid E4, Block 20, Lot 1; identified in Liber 11077 at Folio 267
- Tax Account #21-2358539; 0 Lehigh Road, College Park, MD 20740; 8,000 square feet, Map 33, Grid E4, Block 20, Lots 2-5; identified in Liber 11077 at Folio 267
- Tax Account #21-2358547; 0 Lehigh Road, College Park, MD 20740; 8,000 square feet, Map 33, Grid E4, Block 20, Lots 6-9; identified in Liber 11077 at Folio 267
- Tax Account #21-2358554; 0 Lehigh Road, College Park, MD 20740; 8,000 square feet, Map 33, Grid E4, Block 20, Lots 10-13; identified in Liber 11077 at Folio 267 Tax Account #21-2358562; 0 51st Avenue, College Park, MD 20740;
- 6,427 square feet, Map 33, Grid E4, Block 20, Part of Lots 14-17 Ex 1,973 square feet; identified in Liber 11077 at Folio 267 Tax Account #21-2358570; 0 51st Avenue, College Park, MD 20740; 7,170 square feet, Map 33, Grid E4, Block 20, Part of Lots 18-21 ex 1,230
- square feet; identified in Liber 11077 at Folio 267 Tax Account #21-2358588; 0 51st Avenue, College Park, MD 20740; 3,585 square feet; Map 33, Grid E4, Block 20, Part of Lots 22-23 ex 615
- square feet; identified in Liber 1107 at Folio 267 Tax Account #21-2358596; 0 Knox Avenue, College Park, MD 20740;

LEGALS

- 10,000 square feet; Map 33, Grid E4, Block 20, Lots 24-28; identified as Liber 11077 at Folio 267
- Tax Account #21-2358604; 0 Knox Avenue, College Park, MD 20740; 7,982 square feet, Map 33, Grid E4, Block 20, Lots 29-31 & Part of Lot 32 ex 18 square feet; identified at Liber 11077 at Folio 267
- 10. Tax Account #21-2358612; 0 Knox Avenue, College Park, MD 20740; 4,500 square feet, Map 33, Grid E4, Block 20, Part of Lots 33-35 ex 1,500
- square feet: identified in Liber 11077 at Folio 267 11. Tax Account #21-2358620; 0 50th Avenue, College Park, MD 20740; 680 square feet, Map 33, Grid E4, Block 20, Part of Lots 38-39; identified in Liber 11077 at Folio 267
- 12. Tax Account #21-2358638; 0 50th Avenue, College Park, MD 20740; 8,473 square feet; Map 33, Grid E4, Block 20, Part of Lots 40-43 ex 2,027 square feet; identified at Liber 11077 at Folio 267
- 13. Tax Account #21-2358802; 0 51st Avenue, College Park, MD 20740; 5,762 square feet; Map 33, Grid E4, Block 26, Part of Lots 14-17 ex 4,738 square feet; identified at Liber 11077 at Folio 267
- 14. Tax Account #21-2358877; 0 Knox Avenue, College Park, MD 20740; 492 square feet; Map 33 Grid E4, Block 26, Part of Lots 8-9 ex 7,508 square feet; identified at Liber 11077 at Folio 267
- 15. Tax Account #21-2359149; 0 Knox Avenue, College Park, MD 20740; 3,567 square feet; Map 33, Grid E4, Block 26, Part of Lots 10-13 ex 4,433 square feet; identified in Liber 11077 at Folio 267

Requests for further information or objections must be in writing and may be submitted in the following ways:

- 1. By Email: Send a written request for information or an objection, stating the grounds therefore, by sending an email to OCS_RealProperty@co.pg.md.us with the subject of Objection to Disposition of Real Property. All requests and objections must be received at the email address above on or before 11:59 p.m. Monday, September 25,
- 2. By U.S. Mail or Hand Delivery: Mail or deliver a written request for information or an objection, stating the grounds therefore, to the Office of Central Services by no later than 4:00 p.m., Monday, September 25,

Office of Central Services Prince George's County Government 1400 McCormick Dr. | Suite 336 | Largo, MD 20774 Attn: Director (c/o: LARP)

145448

(9-14,9-21,9-28)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN HATCHER-TRAVICK

Notice is given that Stacy Vincent Hatcher, whose address is 4723 River Creek Terrace, Beltsville, MD 20705, was on July 25, 2023 appointed Personal Representative of the estate of Joan Hatcher-Travick who died on June 24, 2023 with a will.

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

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

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

(1) Six months from the date of the

(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.

STACY VINCENT HATCHER Personal Representative

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

Estate No. 129807 (9-7,9-14,9-21)

145343

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF JAMES THOMAS LILES SR

Notice is given that Angela Liles, whose address is 5550 Peanuts Lane, Waldorf, MD 20602, was on July 13, 2023 appointed Personal Representative of the estate of James Thomas Liles Sr who died on June 16, 2023 with a will.

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

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

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

(1) Six months from the date of the

(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.

ANGELA LILES Personal Representative

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

Estate No. 129927

(9-7,9-14,9-21) 145344

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, SEPTEMBER 28, 2023 6:00 P.M.

Special Exception Application No. 946- 24 C Street #100 Street Laurel,

The Applicant, Ifeoma Onyia, is seeking Special Exception approval to establish and operate a winery boutique".

The City of Laurel Board of Appeals will hold a virtual public hearing. The meeting will begin at 6:00 p.m. The public is welcome to join and testify. If you wish to attend or speak, please register for the Zoom meeting information at https://www.cityoflaurel.org/clerk/meetings by 3:00 p.m. the day of the meeting. Call 301-725-5300 Ext. 2303 for more information.

(9-21)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY H MACON

Notice is given that Warren S Macon, whose address is 14000 Farnsworth Lane Unit #3202, Upper Marlboro, MD 20772, was on August 29, 2023 appointed Personal Representative of the estate of Mary H Macon who died on July 15, 2023

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 29th day of February, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repreentative or file it with the Register

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

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

WARREN S MACON Personal Representative

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

Estate No. 130480 (9-7,9-14,9-21) 145345

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

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

MAVIS SANDERS PRICE

Notice is given that Maxwell Young, whose address is 5304 41ST Place, Hyattsville, MD 20781, was on June 13, 2023 appointed Personal Representative of the estate of Mavis Sanders Price who died on March 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of December, 2023.

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

MAXWELL YOUNG Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 129484 145346 (9-7,9-14,9-21)

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VADIS J NIPPER

Notice is given that Patrick Nipper, whose address is 3306 Clavier Place, Clinton, MD 20735, was on August 31, 2023 appointed Personal Representative of the estate of Vadis J Nipper who died on March 23, 2023 without a will.

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of 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 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.

PATRICK NIPPER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129119

(9-14,9-21,9-28) 145436

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CYNTHIA DENISE LESTER

Notice is given that Kiyana Bowen, whose address is 4701 Snowflower Blvd, Oxon Hill, MD 20745, was on September 6, 2023 appointed Personal Representative of the estate of Cynthia Denise Lester who died on March 4, 2023 without a wil

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of March, 2024.

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

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

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

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

KIYANA BOWEN Personal Representative

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

Estate No. 130565 145437 (9-14,9-21,9-28)

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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**

11424 CROOM ROAD **UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated November 2, 2001 and recorded in Liber 15486, Folio 208 among the Land Records of Prince recorded in Liber 15486, Folio 208 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$93,500.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 10, 2023 AT 12:00 PM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$7,600.00 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 #: 454357)

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



auctioneers

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145462 (9-21,9-28,10-5)

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**

15102 CASIMIR ROAD **BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated January 26, 2018 and recorded in Liber 40545, Folio 279 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$426,520.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit of 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 OCTOBER 10, 2023 AT 12:02 PM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$38,000.00 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 #: 460188)

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



auctioneers

(9-21,9-28,10-5)

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145463

LEGALS

John J. Condliffe, Esq. Levin Gann PA 1 West Pennsylvania Avenue Suite 900 Towson, MD 21204 410-321-4659

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF STEPHEN S. BRETTELL

Notice is given that Katherine M. Condliffe, whose address is 203 Lakeside Drive, No. 103, Greenbelt, MD 20770, was on August 21, 2023 appointed Personal Representative of the estate of Stephen S. Brettell, who died on August 17, 2022 with-

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

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

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

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

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

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

> KATHERINE M. CONDLIFFE Personal Representative

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

145350

Estate No. 130231

(9-7,9-14,9-21)

NEIL J BLOOM 405 E JOPPA ROAD, STE 200 TOWSON, MD 21286 443-632-9060

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY ANN WATSON

Notice is given that Tiffany Clark, whose address is 9618 Glenkirk Way, Bowie, MD 20721, was on September 8, 2023 appointed Personal Representative of the estate of Dorothy Ann Watson who died on August 3, 2023 without a will

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of March, 2024

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

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

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

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

TIFFANY CLARK Personal Representative

Cereta A. Lee

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

Estate No. 130594

(9-21,9-28,10-5) 145491

William John Armstrong III, Esquire

1804 Briggs Chaney Road Silver Spring MD 20905 301-384-9233

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KES E. SAUNDERS

Notice is given that Virginia P. Saunders, whose address is 520 Spring Club Road, Altamonte Springs, FL 32714, was on August 24, 2023 appointed Personal Representative of the estate of Kes E. Saunders who died on February 26, 2023 with

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

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

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

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

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

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

VIRGINIA P. SAUNDERS Personal Representative

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

Estate No. 130039 145342

The Saint Yves Law Firm Marie-Yves N. Jean-Baptiste, Esq., LL.M. 600 Washington Ave. #201 Towson, MD 21204 443-707-8692

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT BERKHEIMER

Notice is given that Clifford Berkheimer, whose address is 1512 Hollingshed Rd, Irmo, SC 29063, was on September 11, 2023 appointed Personal Representative of the estate of Robert Berkheimer who died on August 22, 2007 without a will.

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

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

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

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

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

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

CLIFFORD BERKHEIMER Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 129632

(9-21,9-28,10-5) 145488

GINA D. SHAFFER, ESQ. 836 S MAIN STREET, STE. 101 BEL AIR, MD 21014

(410) 420-7992

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF ALICE M SZULIST

Notice is given that Harry Lindsley, whose address is 32967 Lighthouse Road, Unit 3, Selbyville, DE 19975, was on August 18, 2023 appointed Personal Representative of the estate of Alice M Szulist who died on April 5, 2020 with a will. Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 18th 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 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.

HARRY LINDSLEY Personal Representative

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

Estate No. 130044 145486 (9-21,9-28,10-5)

Sharon L. Tasman, Esq. Health & Technology Law Firm, LLC d/b/a HTBiz Law 11810 Grand Park Avenue, Suite 500 North Bethesda, MD 20852

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(301) 664-4641

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JOSEPH NORMAN SWAB**

Notice is given that Dr. Andreas Geoffrey Swab, whose address is 13624 Early Light Lane, Silver Spring, MD 20906 and Alexander Michael Swab, whose address is 5196 NW 74 Manor, Coconut Creek, FL 33073, were on July 21, 2023 appointed Co-Personal Representatives of the estate of Joseph Norman Swab who died on July 2, 2022 with a will.

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

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

ALEXANDER MICHAEL SWAB DR. ANDREAS GEOFFREY SWAB Co-Personal Representatives

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

UPPER MARLBORO, MD 20773-1729 Estate No. 126057

145487 (9-21,9-28,10-5)

AMENDED 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 Michael Francis Hill, whose address is 942 Copper Beech Lane, Wake Forest, NC 27587, was on June 27, 2023 appointed Personal Representative of the estate of Winston Joseph Hill Sr, who died on June 13, 2023 with a

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

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

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

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

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

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

MICHAEL FRANCIS HILL Personal Representative

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

Estate No. 129636 (9-21,9-28,10-5) 145485

Gail R. Kahan, Kahan Law, P.C. 2500 Lindenwood Drive Olney, MD 20832 301-774-1855

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARET T. KROLESKI

Notice is given that Jean Marie Bowie, whose address is 3123 Fall-ston Ave, Beltsville, MD 20705, was on August 31, 2023 appointed per-sonal representative of the small es-tate of Margaret T. Kroleski who died on December 1, 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 Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

JEAN MARIE BOWIE Personal Representative

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

Estate No. 130515 145465 (9-21)

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WINIFRED E STANFORD

Notice is given that Jean Miller, whose address is 923 Lakeshore Drive, Bowie, MD 20721 and Rosa Overby, whose address is 5118 Armand Ave, Camp Springs, MD 20746, were on June 27, 2023 appointed Co-Personal Representatives of the estate of Winifred E Stanford who died on March 8, 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 co-personal representatives or the attorney.

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

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

JEAN MILLER ROSA OVERBY Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 129551 (9-14,9-21,9-28) <u>145430</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH SUTTON SANDERS

NOTICE TO UNKNOWN HEIRS

Notice is given that Wilma Hutchins, whose address is 5778 Boldt Drive, LaGrange, NC 28551, was on August 25, 2023 appointed Personal Representative of the estate of Elizabeth Sutton Sanders who died on June 16, 2023 without a will.

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

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

WILMA HUTCHINS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

LEGALS

McCabe, Weisberg & Conway, LLC

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

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

15106 RESERVE ROAD

ACCOKEEK, MARYLAND 20607

By virtue of the power and authority contained in a Deed of Trust from

Estate of Joseph A Giovannoni and Sherry L Giovannoni, dated September

25, 2001, and recorded in Liber 15068 at folio 334 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction

at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland,

SEPTEMBER 26, 2023

AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS

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

The property will be sold in an "as is" condition and subject to conditions,

Terms of Sale: A deposit in the form of cashier's or certified check, or in

such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer

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

Interest is to be paid on the unpaid purchase price at the rate of 6.875% per annum from date of sale to the date the funds are received in the office of

the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur

within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement

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

chaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the

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

(9-7,9-14,9-21)

property immediately after the sale. (Matter # 22-601996)

145324

restrictions, easements, encumbrances and agreements of record affecting the subject property, if any, and with no warranty of any kind.

Estate No. 130444 <u>145435</u> (9-14,9-21,9-28)

LEGALS

Krista N Robertson Nathan A Neal, Esq. 4520 East-West Highway Law Offices of Neal and Haney, PLLC Suite 650 Bethesda, MD 20814 (301) 986-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **RUTH SWITZER PEARL**

Notice is given that Lisa Arrington, whose address is 2 Bolling Lane, Bethesda, MD 20817, was on November 30, 2022 appointed Personal Representative of the estate of Ruth

Switzer Pearl who died on October 6, 2022 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

tative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of May, 2023.

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

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

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

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

LISA ARRINGTON Personal Representative

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

<u>145420</u>

Estate No. 127253 (9-14,9-21,9-28)

209 Kennedy Street, NW Washington, DC 20011-5214 202-759-4845

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROMELLA PICKETT

Notice is given that Arnold Kelvin Pickett, whose address is 2902 White Pine Court, Temple Hills, Maryland 20748-5859, was on June 7, 2023 appointed Personal Representative of the estate of Romella Pickett who died on March 8, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Willows the 7th day of Do Wills on or before the 7th day of December, 2023. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

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

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

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

ARNOLD KELVIN PICKETT Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 129345

(9-7,9-14,9-21) 145365

LEGALS

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

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

THIS PROPERTY WILL BE SOLD SUBJECT TO A 120 DAY

RIGHT OF REDEMPTION BY THE INTERNAL REVENUE SERVICE.

10821 VISTA GARDENS DRIVE **BOWIE, MARYLAND 20720**

By virtue of the power and authority contained in a Deed of Trust from Kevin C. Burton, dated June 25, 2007, and recorded in Liber 28288 at folio 278 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

OCTOBER 3, 2023 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$54,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the urchaser 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 # 23-600480)

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

(9-14,9-21,9-28) 145392

LEGALS

Karen M. Selby, Esq. 3261 Old Washington Road Suite 2020 Waldorf, MD 20602

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA ANNE ALEXANDER a/k/a Barbara Anne Lyles

aka Barbara Lyles Notice is given that Frederick A. Lyles, Sr., whose address is 9405 Blanchard Drive, Fort Washington, MD 20744, was on June 26, 2023 appointed Personal Representative of the estate of Barbara Anne Alexan-

der who died on January 31, 2023

aka Barbara Anne Alexander Lyles

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 26th day of December, 2023.

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

FREDERICK A. LYLES, SR. Personal Representative

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

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Dennis Stotts, whose address is 12538 Cerromar Place, Fairfax, VA 22030, was on August 31, 2023 appointed Personal Representative of the estate of Oscar

Summers Stotts who died on August

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal representative or the attorney.

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

bate of the decedent's will) shall file their objections with the Register of

Wills on or before the 29th 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-

igned on or before the earlier of the

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

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

notice, notifying the creditor that

the claim will be barred unless the creditor presents the claims within

two months from the mailing or

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

provided by law, is unenforceable

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

other delivery of the notice.

DENNIS STOTTS

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Estate No. 130489

(9-14,9-21,9-28)

CERETA A. LEE

P.O. Box 1729

145438

Personal Representative

TO ALL PERSONS INTERESTED

OSCAR SUMMERS STOTTS

IN THE ESTATE OF

3, 2023 without a will.

February, 2024.

following dates:

decedent's death; or

145422

Estate No. 129415 (9-14,9-21,9-28)

Shawnielle Predeoux 1997 Annapolis Exchange Pkwy Ste 300

Annapolis, MD 21401 443-230-3328

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARTHA BROWN SMITH

Notice is given that Angela Malley, whose address is 5011B McCullin Court, Andrews Air Force Base, MD 20762, and Daryl Smith, whose address is 1113 Burketon Rd, Hyattsville, MD 20783, were on August 25, 2023 appointed Co-Personal Representatives of the estate of Martha Brown Smith who died on April 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 co-personal representatives or the attorney.

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

ANGELA MALLEY DARYL SMITH 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. 130448 (9-7,9-14,9-21)

145349

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BRENDA MIRIAM LEE

Notice is given that Lawrence D. Lee III, whose address is 7506 Goldfinch Court, Glen Burnie, MD 21060, was on September 12, 2023 appointed Personal Representative of the estate of Brenda Miriam Lee, who died on July 21, 2023 without a

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

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

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

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

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

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

LAWRENCE D. LEE III Personal Representative

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

Estate No. 130632

(9-21,9-28,10-5) 145489

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED DAWN M FELIX AKA: DAWN MARILYN FELIX

Notice is given that Carl Anthony Roberson, Jr, whose address is 7255 South Ora Court, Greenbelt, MD 20770, was on July 28, 2023 ap-pointed Personal Representative of the estate of Dawn M Felix aka: Dawn Marilyn Felix, who died on July 7, 2023 with a will.

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

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

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

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

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

CARL ANTHONY ROBERSON, 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. 130072 (9-21,9-28,10-5) 145481

> Matthew J Dyer, Esq PO Box 358 Upper Marlboro, MD 20773 301-627-5222

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RICARDO COBB

Notice is given that Anna Cobb, whose address is 6920 Ironbridge Lane, Laurel, MD 20707, was on May 25, 2023 appointed personal representative of the small estate of Ricardo Cobb, who died on May 10, 2023 without a will.

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

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

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

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

(2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written 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

> ANNA COBB Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 129351

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALDINE GREVIOUS

Notice is given that Yvette Jules, whose address is 7905 Winterwood Place, Greenbelt, MD 20770, was on September 11, 2023 appointed Per-sonal Representative of the estate of Geraldine Grevious Wooten, who died on August 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.

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

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

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

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

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

YVETTE JULES Personal Representative

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

Estate No. 130500

145482 (9-21,9-28,10-5)

Allen J Katz 316 East Diamond Avenue, #101 Gaithersburg, MD 20877 (301) 840-8007

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

TO ALL PERSONS INTERESTED WILLIAM GEORGE LOCKE

Notice is given that Nancy Brown, whose address is 49 Treworthy Road, Gaithersburg, MD 20878, was on September 12, 2023 appointed personal representative of the small estate of William George Locke, who died on March 2, 2022 without a

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

All persons having any objection to the appointment 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 dècedent'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.

> NANCY BROWN Personal Representative

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

UPPER MARLBORO, MD 20773-1729

<u>145472</u>

Estate No. 125214

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED **REGINA DAVIS**

Notice is given that Rique L Johnson, whose address is 5033 Fable Street, Capitol Heights, MD 20743, was on September 11, 2023 ap-pointed Personal Representative of the estate of Regina Davis, who died on July 5, 2022 with a will

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

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

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

RIQUE L JOHNSON Personal Representative

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

Estate No. 130537 145483 (9-21,9-28,10-5)

Natalie A. Peroutka, Esq.

KMA Law Office 540 Ritchie Hwy., Ste 201 Severna Park, MD 21146 410 - 777 - 8646

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN MAUREEN BYINGTON

Notice is given that Rachael Nuzzaco, whose address is 7709 Hy-acinth Court, Laurel, Maryland 20707, was on July 26, 2023 appointed personal representative of the small estate of Joan Maureen By-ington, who died on April 22, 2023

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

All persons having any objection to the appointment 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 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.

RACHAEL NUZZACO Personal Representative

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

Estate No. 130091

145471

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILLIAM A DOBAK
AKA: WILLIAM ALEXANDER

Notice is given that Catharine Rohini Dias Franklin, whose address is 3204 Kimberly Road, Hyattsville, MD 20782, was on May 31, 2023 appointed Personal Representative of the estate of William A Dobak, who died on September 16, 2022 with a

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

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

CATHARINE ROHINI DIAS FRANKLIN Personal Representative

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

Estate No. 129460 (9-21,9-28,10-5) 145484

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM GRAY AKA: WILLIAM LENNOX GRAY

Notice is given that Bonnetta Wilson, whose address is 1406 Albert Drive, Bowie, MD 20721, was on September 12, 2023 appointed personal representative of the small estate of William Gray AKA: William Lennox Gray who died on July 28, 2023 with a will.

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

All persons having any objection to the appointment 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

> BONNETTA WILSON Personal Representative

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

Estate No. 130414

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TOMMY LEON KING

Notice is given that Timica King, whose address is 5707 Regency Lane, District Heights, MD 20747, was on September 8, 2023 ap-pointed Personal Representative of the estate of Tommy Leon King, who died on July 31, 2023 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of March, 2024.

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

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

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

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

TIMICA KING Personal Representative

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

145490

Estate No. 130539 (9-21,9-28,10-5)

Jason D. Kisner Esq. 8201 Corporate Dr, Suite 730

Hyattsville, MD 20785

240-487-7560 SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSE JAVIER HERNANDEZ-CHAVEZ

Notice is given that Walter Hernandez-Chavez, whose address is 420 North Armisted Street Apt #201, Alexandria, VA 22312, was on June 29, 2023 appointed personal representative of the small estate of Jose Javier Hernandez-Chavez, who died on May 23, 2022 without a will.

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

All persons having any objection to the appointment 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.

WALTER HERNANDEZ-CHAVEZ Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128610

145473

NOTICE OF APPOINTMENT

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

NOTICE TO CREDITORS

SHYANG-WEN LIN Notice is given that Yuehwang Lin, whose address is 5303 Piazza Court, Pleasanton, CA 94588, was on September 8, 2023 appointed Personal Representative of the estate of Shyang-Wen Lin, who died on July 10, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of March, 2024.

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

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

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

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

YUEHWANG LIN Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 130325 145492 (9-21,9-28,10-5)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DONALDO ALBERTO AL-VAREZ-MAYORGA Notice is given that Sindy Sagrario

Alvarez Izaguirre, whose address is 5943 Hil Mar Drive, District Heights, MD 20747, was on May 8, 2023 appointed personal representative of the small estate of Donaldo Alberto Alvarez-Mayorga, who died on December 7, 2022 without a

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

All persons having any objection to the appointment 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.

within that time, or any extension provided by law, is unenforceable thereafter.

Any claim not served or filed

SINDY SAGRARIO ALVAREZ IZAGUIRRE Personal Representative

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

145478

Estate No. 129215

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

9917 RAINTREE WAY CLINTON, MD 20735

By authority contained in a Deed of Trust dated November 27, 2018 and recorded in Liber 41582, Folio 584 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$254,375.00, 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 OCTOBER 10, 2023 AT 11:48 AM

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

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

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 459579)

This property will be sold subject to the IRS right of redemption for a period of $120\ days$ after the sale.

Richard E. Solomon, et al., Substitute Trustees



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(9-21,9-28,10-5)

LEGALS

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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 emergence also hall be served to the served as the served of the served as the served of the served as the served of the se gency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 10, 2023 AT 11:50 AM

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

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

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

Richard E. Solomon, et al., Substitute Trustees



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(9-21,9-28,10-5)

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2505 NAVAHOE STREET **HYATTSVILLE, MD 20783**

By authority contained in a Deed of Trust dated November 19, 2007 and recorded in Liber 33320, Folio 186 among the Land Records of Prince George's County, Maryland modified by Loan Modification Agreement recorded on July 21, 2014, in the Land Records of Prince George's County at Liber No. 36175, Folio 433, with an original principal balance of \$412,500.00, 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 **OCTOBER 10, 2023 AT 11:58 AM**

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$28,000.00 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 ratfication of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid pur-chase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If the purchaser fails to go to settlement within ten (10) days of ratification of the sale, or otherwise fails to comply with the terms of the sale, the Substitute Trustees may declare the entire deposit forfeited and resell the property at the risk and expense of the defaulting purchaser, and the purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees, if the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser waives personal service of any paper filed in connection with such a motion on themself and/or any principal or corporate designee, and expressly agrees to accept service of any such paper by regular mail directed to the address provided by said bidder at the time of foreclosure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such event, this sale shall be null and void, and the Purchaser's sole remedy, in law or equity, shall be the return of his deposit without interest. (CGD File #: 456098)

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



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(9-21,9-28,10-5) <u>145461</u>

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7209 SHEILA TURN CLINTON, MD 20735

By authority contained in a Deed of Trust dated May 25, 2022 and recorded in Liber 47743, Folio 412 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,760.00, and an interest rate of 7.625%, 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 include the proper with the court of the courth of the courth of the courthouse complex. 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 OCTOBER 10, 2023 AT 11:54 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 \$27,000.00 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 practice with the Court to result the property. Purchaser agrees to pay the property of the Substitute Trustees have filed a practice with the Court to result the property. 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 #: 460325)

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



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(9-21,9-28,10-5)

145460

LEGALS

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

12325 CHESTERTON DRIVE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated December 12, 2007 and recorded in Liber 29391, Folio 184 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$199,257.00, and an interest rate of 6.000%, 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 OCTOBER 10, 2023 AT 11:56 AM

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

Terms of Sale: The property will be sold "as is" and subject to conditions, restrictions, easements and agreements of record affecting same, if any and with no warranty of any kind. A deposit of \$14,000.00 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 chaser 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 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 #: 459516)

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



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(9-21.9-28.10-5)

LEGALS

Town of Upper Marlboro General Election To Fill 5 Board of Commissioner Seats

Tuesday, November 7, 2023

Polling Location: Town Hall 14211 School Lane Upper Marlboro, Maryland 20772

Polling Hours: 8:00 AM until 7:00 PM

Election Schedule 2023

Elected Official Information Night Tuesday, September 26th | 6:00 PM | Town Hall

Absentee Ballot Application Request Start Friday, October 6, 2023

Deadline: Voter Registration (Prince George's County) October 9, 2023

> Candidate Statements | Signatures Due Monday, October 9, 2023:

Due To Federal Holiday: Candidate Packets Must Be In Black Mailbox Outside Town Hall By Midnight

> Absentee Ballot Distribution Friday, October 13, 2023

Candidate Forum Thursday, October 19, 2023 | 7:00 PM | Town Hall

Deadline: Voter Registration (Town Only) October 28, 2023

Election Day Tuesday, November 7, 2023 Polls Open 8:00 AM until 7:00 PM

145497 (9-21)

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN MARLENE MALENAB

Notice is given that Mary Louise Axt, whose address is P.O. Box 353, College Park, MD 20741, was on September 7, 2023 appointed per-sonal representative of the small estate of Jean Marlene Malenab 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 representative or the attorney.

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

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

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

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

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

> MARY LOUISE AXT Personal Representative

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

145467

Estate No. 130569 (9-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF

SMALL ESTATE

SHIRLEY M SNEAD Notice is given that Louvenia C Kelly, whose address is 8760 Cottongrass Street, Waldorf, MD 20603, was on June 27, 2023 appointed personal representative of the small estate (Criston MCC)

TO ALL PERSONS INTERESTED

tate of Shirley M Snead who died on May 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. All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

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

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

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

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

LOUVENIA C KELLY Personal Representative

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

Estate No. 129741

145468

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGIE WALCAVICH

NOTICE TO UNKNOWN HEIRS

Notice is given that Gregory Walcavich, whose address is 6203 Catalina Drive Unit #323, North Myrtle Beach, SC 29582 was on August 29, 2023 appointed personal representative of the small estate of Margie Walcavich who died on July 19, 2023 with a will.

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

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

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

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

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

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

GREGORY WALCAVICH Personal Representative

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

Estate No. 130124 145469 (9-21)

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA A PARKER

NOTICE TO UNKNOWN HEIRS

Notice is given that Amanda Parker, whose address is 18 Johnson Mill Ridge, Fredericksburg, VA 22406, was on June 14, 2023 appointed personal representative of the small estate of Sandra A Parker, who died on May 23, 2022 without

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

All persons having any objection to the appointment 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 thereafter.

AMANDA PARKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

LEGALS

Estate No. 129541 145474 (9-21)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ADIO OLATAYO SONEKAN

Notice is given that Seidat Abioye Sonekan Akinfeleye, whose address is 1958 Shellbank Court, Columbia, IN 47201, was on August 31, 2023 appointed personal representative of the small estate of Adio Olatayo onekan, who died on April 7, 2019 without a will.

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

All persons having any objection to the appointment 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 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.

> SEIDAT ABIOYE SONEKAN AKINFELEYE Personal Representative

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

Estate No. 129145

145475

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

DANNY RAY MURPHY Notice is given that Lanah Fitzgerald, whose address is 11208 Harrington Court, Manassas, VA 20112, was on August 10, 2023 appointed personal representative of the small estate of Danny Ray Murphy, who died on April 27, 2023 without a

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

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

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

LANAH FITZGERALD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 130275 145476

LEGALS

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOLORES L MUNDY

Notice is given that Lisa Seiler, whose address is 4211 Tuckerman Street, University Park, MD 20782, was on May 23, 2023 appointed personal representative of the small estate of Dolores L Mundy, who died on July 25, 2022 without a will.

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

All persons having any objection to the appointment 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 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

LISA SEILER Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129381

(9-21)

145477

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF MARK ROBERT HUELLE

Notice is given that Jane Ann 2022 without a will.

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

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

sentative or file them with the Register of Wills with a copy to the undersigned on or before the earlier

decedent's death; or

(2) Thirty days after the personal ery of the notice.

within that time, or any extension

JANE ANN HUELLE Personal Representative

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

Estate No. 127542

Huelle, whose address is 11901 Cross Road Trail, Brandywine, MD 20613, was on December 16, 2022 of the small estate of Mark Robert Huelle, who died on October 13,

Further information can be

of the following dates:

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 deliv-

TO ALL PERSONS INTERESTED

appointed personal representative

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-

(1) Six months from the date of the

Any claim not served or filed provided by law, is unenforceable

Upper Marlboro, MD 20773-1729

<u>145479</u> (9-21)

SMALL ESTATE NOTICE OF APPOINTMENT

IN THE ESTATE OF CHANTESHEA THERESA BULLUCK Notice is given that Tiana Desiree Smith, whose address is 4006 Springdale Avenue, Baltimore, MD 21207, was on September 12, 2023 appointed personal representative of the small estate of Chanteshea Theresa Bulluck, who died on August 29, 2023 without a will.

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

All persons having any objection to the appointment 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 cred-itor presents the claim within thirty days from the mailing or other deliv-

ery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable

TIANA DESIREE SMITH Personal Representative

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

145480

Estate No. 130639

(9-21)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES RICHARD FELKER

Notice is given that Marylinn Felker, whose address is 7111 Buchanan Street, Landover Hills, MD 20784, was on July 6, 2023 appointed Personal Representative of the estate of James Richard Felker, who died on December 20, without a will.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of January 2024

Further information can be ob-

uary, 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

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.

two months from the mailing or

MARYLINN FELKER Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 129605 145354 (9-7,9-14,9-21)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE V HUGHES AKA: GEORGE VICTOR HUGHES

Notice is given that Lawrence E Hughes, whose address is 10517 Twin Cedar Court, Laurel, MD 20723, was on August 18, 2023 appointed Personal Representative of the estate of George V Hughes AKA: George Victor Hughes, who died on November 30, 2022 without a will.

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th 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

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

of Wills with a copy to the under-

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

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

tained from the Register of Wills. LAWRENCE E HUGHES Personal Representative

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

Estate No. 130356 145355 (9-7,9-14,9-21)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF KARL R PERSON

AKA: KARL RODNEY PERSON Notice is given that Jonteel Person III, whose address is 4520 Rising Lane, Bowie, MD 20715, was on Au-gust 16, 2023 appointed Personal Representative of the estate of Karl R Person AKA: Karl Rodney Person, who died on July 17, 2023 without a

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

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

JONTEEL PERSON III Personal Representative

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

Estate No. 130318 145356 (9-7,9-14,9-21)

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