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

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

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

15106 RESERVE ROAD ACCOKEEK, MARYLAND 20607

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

OCTOBER 31, 2023 AT 9:30 AM

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

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

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

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

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

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 17, 2023 COUNCIL HEARING ROOM BUILDING 1301 MCCORMICK DRIVE LARGO, MARYLAND https://pgccouncil.us/LIVE

10:00 A.M.

Notice is hereby given that on Tuesday, October 17, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Revenue Authority

Ms. Necole M. Parker

Reappointment Term Expiration: 7/28/2025

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

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

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

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

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

ATTEST:

Donna J. Brown Clerk of the Council

(10-5,10-12)

LEGALS

PUBLIC HEARING CITY OF LAUREL MAYOR AND CITY COUNCIL MONDAY, OCTOBER 23, 2023 LAUREL MUNICIPAL CENTER 8103 SANDY SPRING ROAD LAUREL, MD 6:00 P.M.

Text Amendment Application No. 265 (Ordinance No. 2018)

An ordinance to amend the Laurel City code and Unified Land Development code to update the design guidelines for Historic District Commission and to create for sale affordable housing guidelines. 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.

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

145545 (10-5,10-12,10-19)

LEGALS

NOTICE

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

Plaintiffs

Junga Seo

VS.

Defendant

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

CIVIL NO. C-16-CV-23-002735

ORDERED, this 25th day of September, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6100 Westchester Park Drive, Unit 1402, College Park, Maryland 20740 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 25th 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 25th day of October, 2023, next.

The report states the amount of sale to be \$90,000.00.

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

145543 (9-28,10-5,10-12)

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LEGALS

ERICA T. DAVIS 1401 ROCKVILLE PIKE SUITE 650 ROCKVILLE, MD 20852 301-738-7685

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED HANNELORE AUGUSTE MILLER

Notice is given that John E. Miller Ir., whose address is 12665 Heming Ln., Bowie, MD 20716, was on Sep-tember 20, 2023 appointed Personal Representative of the estate of Hannelore Auguste Miller, who died on June 20, 2023 with a will.

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

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

JOHN E. MILLER 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. 130743

(10-5,10-12,10-19)

LEGALS

NOTICE

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

Plaintiffs

Eudy Piti Diaz and Yesenia Alexandra Manana aka Yesenia Manana

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

Defendants

MARYLAND CIVIL NO. C-16-CV-23-000781

ORDERED, this 26th day of Sep-

tember, 2023 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 6003 88Th Place, Hyattsville, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of 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 be-fore the 26th day of October, 2023,

The report states the amount of sale to be 303,000.00.

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

Mahasin El Amin, Clerk (9-28,10-5,10-12) 145544

MECHANIC'S LIEN

SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 10/23/2023. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#9817, 1978 VIRGINIA HOME VIN# 6740AB LYONS CREEK MHC, LLC 1007 LOWER PINDELL RD LOTHIAN

LOT#10067, 2014 DODGE VIN# 1C4SDJDT3EC286889 WALDORF DODGE 2294 CRAIN HWY WALDORF

LOT#10129, 2013 TOYOTA VIN# 4T3ZA3BB9DU072238 FIVE STAR TRANSMISSIONS 3 HARKO CT **ESSEX**

LOT#10217, 2001 TRAILMOBIL VIN# 1PT01JAH316002640 GABE'S SERVICE INC 5294 AGRO DR **FREDERICK**

LOT#10259, 2017 MITSUBISHI VIN# JA4AZ3A35HZ011727 MORRIS FERGUSON 4205 GROVELAND AVE **BALTIMORE**

LOT#10268, 2012 MERCEDES VIN# 4JGDA5HB0CA010166 PATRICK & SON'S AUTO REPAIR 9401 LANHAM SEVERN RD LANHAM

LOT#10293, 1994 FORD VIN# 1FDPK74C0RVA08701 STOUFFER'S AUTOMOTIVE LLC 17810 BROADFORDING RD **HAGERSTOWN**

LOT#10406, 2005 TOYOTA VIN# 2T1BR32E95C450090 LEADING EDGE AUTO BODY 5807 FALLS RD BALTIMORE

LOT#10407, 2017 BMW VIN# 5YMKT6C37H0U39241 LEADING EDGE AUTO BODY 5807 FALLS RD BALTIMORE

LOT#10408, 2013 FORD VIN# 1ZVBP8CF1D5254101 EDWARD POPE 7428 HICKORY LN **HANOVER**

LOT#10409, 2016 TOYOTA VIN# 4T1BF1FK7GU128384 HB&G AUTO REPAIR 14721 BALTIMORE AVE LAUREL

LOT#10410, 2017 FORD VIN# 1FMCU9J98HUE18051 STOUFER'S AUTOMOTIVE LLC 17810 BROADFORDING RD **HAGERSTOWN**

LOT#10411, 2009 TOYOTA VIN# JTDBL40E09J041402 HB&G AUTO REPAIR 14721 BALTIMORE AVE LAUREL

LOT#10412, 2008 CADILLAC VIN# 1G6DA67V880203915 SOUTHERN MARYLAND AUTO 6530 BENSVILLE RD POMFRET

LOT#10471, 1999 CHAMPION VIN# 079981409835AB SEVERN MOBILE HOME PARK 7959 TELEGRAPH RD **SEVERN**

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

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

(10-5,10-12)145572

THE PRINCE GEORGE'S **POST**

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Weekend

INDUSTRIAL

NOTICE TO ESTABLISH A BRANCH

Notice is hereby given that Industrial Bank whose main office is located at 4812 Georgia Avenue NW Washington, D.C. 20011, has made application to the Federal Deposit Insurance Corporation to establish a branch, to be located at 96 Harry S Truman Drive, Largo. MD 20774. Any person wishing to comment on this application may file his or her comments, in writing, with the Regional Director of the Federal Deposit Insurance Corporation at its New York Regional Office at 350 Fifth Avenue, Suite 1200, New York, New York 10118-0110, not later than Friday, October 27, 2023. The nonconfidential portions of the application are on file in the regional office and are available for inspection during regular business hours. Photocopies of the nonconfidential portion of the application file will be made available upon request.

145606 (10-12)

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**

6012 HOPE DRIVE TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated April 8, 2019 and recorded in Liber 42083, Folio 317 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$246,489.00, and an interest rate of 5.625%, 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 2072 March 16 Main St., County of MD 2072 March 16 Main March 16 Main March 16 Main March 16 March 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 31, 2023 AT 11:25 AM

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

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

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 agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees have filed a motion with the Court to resell the property. Purchaser agrees to pay reasonable attorneys' fees and costs for the Substitute Trustees have filed a motion with the Court to resell the property. 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 foreclo-sure auction. If the Substitute Trustees cannot convey insurable title, the purchaser's sole remedy at law or in equity shall be the return of the deposit without interest. The sale is subject to post-sale confirmation of the status of the loan with the loan servicer including, but not limited to, determination of whether the borrower entered into any repayment agreement, reinstated or paid off the loan prior to the sale. In any such in law or equity, shall be the return of his deposit without interest. (CGD File #: 457939)

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



auctioneers

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

145577 (10-12,10-19,10-26)

Notice of Self Storage Sale

Please take notice SecureSpace Self-Storage Lanham located at 10108 Greenbelt Road Lanham MD 20706 intends to hold an Auction of storage units in default of payment. The sale will occur as an online auction via www.storagetreasures.com on 10/19/2023 at 12:00PM. Unit #0122; Unit #1033; Unit #1068; Unit #2251; Unit #2272; Unit #2309; Unit #3007; Unit #3359; Unit #3615; Unit #3623; Unit #3638; Unit #3640; Unit #5020; Unit #5077; Unit #5510; Unit #B125; Unit #B516; Unit #B521; Unit #B539. This sale may be withdrawn at any time without notice. Certain terms and conditions apply.

145575 (10-12)

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: 10/24/2023.

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

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

2003	INFINITY	G35	VA	UUE6566	JNKCV51E03M333882
2016	CHEVROLET MALIBU		VA	TUM8628	1G1ZB5ST6GF357768
2005	BMW	X5	MD	3DM3237	5UXFA13525LY21108
2002	JEEP	LIBERTY	DC	GU8408	1J8GL58K02W211894
2008	FORD	F-150	MD	3AV9638	1FTNE14WX8DA71724
2007	SATURN	ION			1G8AW15F87Z132641
2016	VOLKSWAGEN JETTA		DC	GB8624	3VWL17AJ8GM249936

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

2009 NISSAN **SENTRA**

145609

MD 7ED8303 3N1AB61E39L669779

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, NOVEMBER 14, 2023

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

10:00 A.M.

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

COUNCIL BILL

CB-086-2023 - AN ACT CONCERNING SUBDIVISION REGULA-TIONS-PUBLIC SAFETY FACILITIES ADEQUACY-STANDARDS-DISCRETIONARY WAIVER OF FACILITIES MITIGATION **REQUIREMENT BY COUNTY** for the purpose of repealing the provision for a discretionary waiver, by Resolution of the County governing body, for compliance with any public safety facilities mitigation requirements within the County Subdivision Regulations.

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

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

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

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

Thomas E. Dernoga, Chair

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

ATTEST: Donna J. Brown

Clerk of the Council

145614

(10-12,10-19) **LEGALS**

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

TUESDAY, OCTOBER 24, 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 24, 2023, the County Council of Prince George's County, Maryland, will hold the following public hearing:

Appointment of the following individual to the Washington Suburba **Transit Commission (WSTC):**

Thomas H. Graham

Reappointment Term Expiration: 6/30/2027

Appointment of the following individuals to the Commission for Individuals with Disabilities for Prince George's County:

Mr. Kelvin Adefehinti Appointment General Member Replacing: (Vacant) Christina Venezuela Term Expiration: 7/1/2026

Ms. Joi L. Bannister Appointment Agency / Provider Replacing: (Vacant) Grace Williams Term Expiration: 7/1/2026

Mr. William R. Brownlee Reappointment

Agency / Provider Member Term Expiration: 7/1/2026

Mr. Miguel A. Capers Appointment Agency / Provider Member Replacing: (Vacant)
Toni Paster-DuPree Term Expiration: 7/1/2026

Appointment Mr. Toyin J. Fasakin Consumer Member Replacing: Tony Langbehn

Term Expiration: 7/1/2026 Reappointment Ms. Doris L. Jones

Consumer Member Term Expiration: 7/1/2026

Ms. Natalie G. Mitchell Reappointment General Member Term Expiration: 7/1/2026

Reappointment Ms. Amber Woods Consumer Member Term Expiration: 7/1/2026

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

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

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

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

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

ATTEST: Donna L Brown Clerk of the Council

145615 (10-12,10-19)

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: 10/26/2023.

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

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

2000	CHEVROLE	TMATIDIT			1.C1.ZIE7700E202924
2009	CHEVROLE	I MALIDU			1G1ZJ57709F203834
2009	AUDI	A4			WAUSF78K29N040938
2015	FORD	FOCUS	MD	1BZ8229	1FADP3F25FL243226
2008	BMW	328I	MD	6ES2385	WBAVA37538NL48764
2013	FORD	FOCUS	VA	UYM9714	1FADP3E20DL121842

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

TRANSIT MD 8DM3103 1FBZX2YM6HKA57569 2017 FORD BONNEVILLE VA UZE1450 1G2HX52K4XH249864 1999 PONTIAC 1998 BMW 528I MD T1178399 WBADD6327WGT96429 2015 LEXUS JTHSE5BC8F5004371 MAXIMA MD 5BR4617 2010 NISSAN 1N4AA5APXAC844921

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

2000 ACURA TL MD 4AC3446 19UUA5669YA064164

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

2012 FORD F-250 MD 4DF2577 1FTBF2A63CEA71030

145612 (10-12)

Serving

Prince George's County Since 1932

LEGALS

Notice of Applications Received for a Forest Conservation Plan Approval and the Opportunity to Provide Written Comment or Request an Information Hearing.

Issue Date: October 05, 2023

The Maryland Department of Natural Resources - Forest Service is reviewing the following applications for a Forest Conservation Program Plan Approval. The applications and related information (\$24-02) are on file at the Southern Region Forestry Education Office of the Maryland Department of Natural Resources, Forest Service, 8023 Long Hill Road, Pasadena, MD 21122. Arrangements may be made for inspections and copying of file

Opportunity is afforded to interested parties to provide written comments on the lists application(s), or to be placed on the interested persons list for a specific application. If requesting to be placed on the interested persons list, please clearly state this request in written form. Any request for a hearing must be in writing and provide the following information: 1) Name, Address and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) State specifically the issue proposed to be considered at the hearing. If a hearing is sched-uled, sign language interpreters and other appropriate accommodation for individuals with disabilities will be provided upon request.

Written comments, requests to be placed on the interested persons list, or requests for a hearing must be received on or before November 1, 2023. Correspondence should be addressed to the Maryland Department of Natural Resources-Forest Service, State Forest Conservation Program, Tawes State Office Building, 580 Taylor Avenue, E-1, Annapolis, MD 21401.

Any further notice concerning actions on the following applications will be provided only by mail to those persons on the interested persons list.

Application received:

The University of Maryland at College Park (UMCP) proposes to develop the UMCP Basketball Performance Center. The site is located just south of the Xfinity Center, next to Parking Lot UU, on the University campus. The project consists of a new practice center building, a fire access lane, submerged gravel wetland, storm drain system, re-routed water and sewer utilities, as well as electrical and telecom utilities. The project will occur on a total of 2.70 acres, affecting 0.00 acres of 0.00 acres of existing forest as part of a Forest Conservation Plan (S24-02) submitted to the State of Maryland Forest Conservation Program. The site is located in the Washington Metro Watershed, Anacostia Subwatershed (#02140205). Information about this project may be obtained by contacting the Southern Region Urban and Community Forestry Coordinator at (410) 360-9774.

145607

(10-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LIBBIE IRIS WOODARD

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

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

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

Any person having a claim against the decedent must present the claim to the undersigned personal 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 ob-tained from the Register of Wills.

PHILLIP NICHOLAS DURHAM Personal Representative

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

Estate No. 130846

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

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13500 MESSENGER PLACE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated November 23, 2015 and recorded in Liber 37960, Folio 492 among the Land Records of Prince George's County, Maryland, with a maximum principal amount of \$374,250.00 and an adjustable interest rate of 2.947 %, 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 17, 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

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 purchaser may be a the pate to the data funds are chase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and 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 #: 458539)

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



auctioneers

(9-28,10-5,10-12)

145507

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145509

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

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

By authority contained in a Deed of Trust dated September 27, 2013 and recorded in Liber 35316, Folio 571 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$230,769.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 17, 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 \$21,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court. The purchaser, other than the holder of the Note, its assigns, or designees, shall pay interest on the unpaid purchaser. chase money at the note rate from the date of sale to the date funds are received by the Substitute Trustees. If settlement is delayed for any reason, there shall be no abatement of interest or taxes. All due and/or unpaid private utility, water and sewer facilities charges, or front foot benefit payments, are payable by the purchaser without adjustment. Real estate taxes and all other public charges, or assessments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale, to be adjusted as of the date of auction, unless the purchaser is the foreclosing lender or its designee. Cost of all transfer and recordation taxes and settlement expenses, and all other costs incident to settlement, shall be borne by the purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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



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(9-28,10-5,10-12)

LEGALS

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

4848 66TH AVENUE HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated October 16, 2007 and recorded in Liber 29029, Folio 261 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$50,000.00, and an interest rate of 6.375%, 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 17, 2023 AT 11:44 AM

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

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 \$7,000.00 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 metion with the Court to recell 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 #: 422098)

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



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145506

(9-28,10-5,10-12)

145508

ORDER OF PUBLICATION

Sylvia Bradley

Plaintiff

Jonah R. Birnbaum

Prince George's County, Maryland Serve: Rhonda L. Weaver, County

all other persons having or claiming to have an interest in the lot, piece or parcel of land situated in Election District No. 14, containing 7,500 Sq. Ft., more or less, known and designated as 0 6th Str. Bowie, MD 20720 ("The Property") described in the certificate of sale conveyed from Prince George's County Director of Finance to Sylvia Bradley, dated May 9, 2022.

Defendant(s)

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

C-16-CV-23-002497

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property situated in Election District 14, Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

All that parcel of land situated in Election District No. 14, containing 7,500 Sq. Ft., more or less, known and designated as Bowie Lot 36, 37 and 38, Block 25, 0 6th Street Bowie, MD 20720, Lib. No. 38777, Folio No. 394, and described in the Certificate of Tax Sale.

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

It is thereupon this 19th day of September, 2023, by the Circuit Court for Prince George's County, Maryland;

ORDERED, that notice be given by the insertion of a copy of this Order in a some newspaper having a general circulation in Prince George's County, once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 21st day of November, 2023 and redeem the property described above and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

Mahasin Él Amin, Clerk

145505 (9-28,10-5,10-12)

Call 301-627-0900 for a quote.

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELAM AKA: MARY ALTHERINE MC-**DUFFIE ELAM**

Notice is given that Cathy Mc-Duffie, whose address is 2908 Upland Ave, District Heights, MD 20747, was on July 27, 2023 appointed Personal Representative of the estate of Mary Elam AKA: Mary Altherine McDuffie Elam, who died

on May 21, 2023 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

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

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

> CATHY MCDUFFIE Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 130063

ORDER OF PUBLICATION

NAR Solutions, Inc VS.

Plaintiff

Valencia Richardson; Huntcrest Condominium Council of Co-Owners, Inc.;

All other persons having or claiming to have an interest in property described as 3120 Brinkley Rd., Unit 3-204 Temple Hills, MD 20748, and more fully described in Liber 34410 Page 00227 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$73000; and Assessed to: Valencia Richardson; Property ID: 12-1333145,

Defendants

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

C-16-CV-23-004214

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-

Property described as 3120 Brinkley Rd., Unit 3-204 Temple Hills, MD 20748, and more fully described in Liber 34410 Page 00227 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$73000; and Assessed to: Valencia Richardson; Property ID: 12-1333145.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has It is thereupon this 18th day of

September, 2023, by the Circuit Court for Prince George's County; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before October 18th, 2023, warning all persons interested in the said properties to be and appear in this Court by the 21st day of November, 2023 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 145498 (9-28,10-5,10-12)

LEGALS

ORDER OF PUBLICATION

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

Plaintiffs,

THE TESTATE AND INTESTATE SUCCESSORS OF RICARDO A. CASALS, SR.,

BELIEVED TO BE DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER RI-CARDO A. CASALS, SR.

Defendant

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

C-16-CV-23-004257

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

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

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

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

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

145581

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LEGALS

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

6607 DANDEE LANE **BOWIE, MD 20720**

By authority contained in a Deed of Trust dated March 29, 2005 and recorded in Liber 22047, Folio 351 among the Land Records of Prince George's County, Maryland, with an original principal balance of \$399,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on OCTOBER 17, 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 \$39,000.00 by certified funds only (no cash will be accepted) is required at the time of auction. Balance of the purchase price to be paid 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 #: 424436)

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



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145573 (10-5,10-12,10-19)

(9-28,10-5,10-12)



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NOTICE

Kathleen Young 1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090

Substitute Trustees,

Defendants

Richard E. Solomon

Richard J. Rogers Michael McKeefery

Christianna Kersey

Kevin Hildebeidel

Kyle Blackstone

Ngoan Le

Hanh T. Nguyen

8002 Powhatan Street

New Carrollton, MD 20784

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF19-35209

Notice is hereby given this 20th day of September, 2023, by the Cir-

cuit 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 be-

fore the 20th 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 succes-

sive weeks before the 20th day of

The Report of Sale states the

amount of the foreclosure sale price

to be \$418,300.35. The property sold herein is known as 8002 Powhatan

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

NOTICE

1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090

In the Circuit Court for Prince

George's County, Maryland

Case No. CAEF22-00491

Notice is hereby given this 6th day of October, 2023, by the Circuit

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 6th day of November, 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 6th day of No-

The Report of Sale states the

amount of the foreclosure sale price to be \$296,000.00. The property sold herein is known as 7310 Powhatan

MAHASIN EL AMIN

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

NOTICE

Kathleen Young 1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090

a/k/a Delores Jadine Ernandez

Capitol Heights, MD 20743 Defendants

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-23-002767

Notice is hereby given this 6th day of October, 2023, by the Circuit

Court for Prince George's County,

that the sale of the property 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 6th day of November, 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 6th day of No-

The Report of Sale states the

amount of the foreclosure sale price to be \$208,000.00. The property sold herein is known as 5924 Beacon Hill

Place, Capitol Heights, MD 20743.

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

vember, 2023.

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

Substitute Trustees,

Plaintiffs

Street, Lanham, MD 20706.

vember, 2023.

True Copy—Test: Mahasin El Amin, Clerk

Richard E. Solomon Richard J. Rogers

Michael McKeefery

Christianna Kersey

Kevin Hildebeidel

Delores J. Ernandez,

Brion D. Parker

5924 Beacon Hill Place

AND

Kyle Blackstone

145608

Court for Prince George's County,

(9-28,10-5,10-12)

Substitute Trustees,

Plaintiffs

Defendant

Street, New Carrollton, MD 20784.

October, 2023.

True Copy—Test:

Richard E. Solomon

Michael McKeefery

Richard J. Rogers

Christianna Kersey Kevin Hildebeidel

Gerald Burton

a/k/a Gerald E. Burton

7310 Powhatan Street

Lanham, MD 20706

Mahasin El Amin, Clerk

AND

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.

3409 HALLOWAY S UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Joshua Lawrence Davies, dated September 27, 2017, and recorded in Liber 40080 at folio 237 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 24, 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 \$27,000.00 at the time of sale. If the noteholder and /or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within fifteen (15) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within fifteen days of ratification, the deposit will be forfeited and the property will be resold at the risk and cost of the defaulting purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-603494)

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

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

<u>145539</u> (10-5,10-12,10-19) To Subscribe Call

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

LEGALS

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

Attorneys and Counselors At Law 1401 Rockville Pike, Suite 650 Rockville, MD 20852 TELEPHONE (301) 738-7657 TELECOPIER (301) 424-0124

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

16310 Accolawn Road, Accokeek, MD 20607

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

George's County Courthouse Complex, Upper Marlboro, Maryland on FRIDAY, OCTOBER 20, 2023

AT 3:00 P.M.

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

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

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

TERMS OF SALE: A deposit of \$11,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 8.00% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

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

LEGALS

ORDER OF PUBLICATION

LATAYA BYRD

ROSETTA H. FRANCIS

V.

(All persons having or claiming to

ACTING COUNTY ATTORNEY

UNKNOWN OWNERS OF THE

23010 BOOKER WASHINGTON **AVENUE**

Prince George's County, Maryland CASE NO.:

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property described below in the State of Maryland, sold by the Collector of

All that property in Prince George's County described as: Lots 12.13.14. 15, 11,558.0000 Sq.Ft. Cedar Haven Blk 8, Assmt \$12,433, Lib 03660, Fl 015, tax account no. 08-0833418, Deed ref.

for redemption have not been paid, although more than six (6) months and a day from the date of sale has

George's County once a week for three (3) successive weeks on or before the 27th day of October, 2023, warning all persons interested in the the 5th day of December, 2023, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

145578 (10-12.10-19.10-26)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHEILA NICOLE VINSON

Notice is given that Daja Vinson,

Further information can be obtained by reviewing the estate file in

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

(1) Six months from the date of the

(2) Two months after the personal

tained from the Register of Wills.

DAJA VINSON

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

145522

Estate No. 130735

PLAINTIFF

AND

WILLIAM F. FRANCIS

County and known as:)

AND have an interest in the property situate and lying in Prince George's

23010 BOOKER WASHINGTON **AVENUE** AQUASCO, MD 20608

AND

PRINCE GEORGE'S COUNTY **MARYLAND**

AQUASCO, MD 20608

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

In the Circuit Court for

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

3660/015 and assessed to Rosetta H. Francis and William F. Francis.

The Complaint states, among other things, that the amounts necessary

expired.

It is thereupon this 3rd day of October, 2023, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, once a week for

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

True Copy—Test: Mahasin El Amin, Clerk

NOTICE OF APPOINTMENT

whose address is 6200 Auth Rd, Suitland, MD 20746, was on September 20, 2023 appointed Personal Representative of the estate of Sheila Nicole Vinson, who died on September 12, 2022 without a will.

the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

Wills on or before the 20th 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:

decedent's death; or

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-

Personal Representative

Upper Marlboro, MD 20773-1729

(9-28,10-5,10-12)

NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOLORES CUTIS SNYDER**

NOTICE TO CREDITORS

Notice is given that Roberta A Adams, whose address is 1506 Catbriar Way, Odenton, MD 21113, and Michael C Snyder, whose address is Michael C Snyder, whose address is 11310 Duxbury Drive, Upper Marl-boro, MD 20774, were on September 19, 2023 appointed Co-Personal Representatives of the estate of Do-lores Cutis Snyder who died on March 30, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal represéntatives 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 19th day of March, 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-per-sonal representatives mails or other-wise delivers to the creditor a copy 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.

ROBERTA A ADAMS MICHAEL C SNYDER Co-Personal Representatives

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

Estate No. 128917 145530 (9-28,10-5,10-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KOOK HEE SHIN

Notice is given that Candy Shin, whose address is 1530 Key Blvd, #1221, Arlington, VA 22209, was on September 15, 2023 appointed Personal Representative of the estate of Kook Hee Shin who died on August 9, 2023 with a will.

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

their objections with the Register of Wills on or before the 15th day of March, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

two months from the mailing or

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

CANDY SHIN Personal Representative

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

Estate No. 130679 145529 (9-28,10-5,10-12)

The

Prince

George's Post

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED JOANNE J SCOTT

Notice is given that James K Davis, whose address is 10905 Fort Washington Road Suite 201, Fort Washington, MD 20744, was on August 31, 2023 appointed Personal Representative of the estate of Joanne J Scott who died on September 5, 2022 with a will ber 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.

Any person having a claim against Any person naving 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 date: 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 petice. 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 K DAVIS Personal Representative

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

145531

UPPER MARLBORO, MD 20773-1729 Estate No. 126454

(9-28,10-5,10-12)

LEGALS

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,

Aprile Porter, Personal Representative for the Estate of Robert Porter 5508 Danby Avenue

Oxon Hill, MD 20745

Defendant In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002414

Notice is hereby given this 20th day of September, 2023, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of 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 20th day of

October, 2023. The Report of Sale states the amount of the foreclosure sale price to be \$279,000.00. The property sold herein is known as 5508 Danby Av-

enue, Oxon Hill, MD 20745. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test:

Mahasin El Amin, Clerk (9-28,10-5,10-12)

NOTICE

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

7204 Joplin Street Capitol Heights, MD 20743 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-002412

Notice is hereby given this 20th day of September, 2023, by the Cir-cuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 20th day of 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 20th day of

October, 2023.

The Report of Sale states the amount of the foreclosure sale price to be \$218,257.89. The property sold herein is known as 7204 Joplin Street, Capitol Heights, MD 20743.

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

145512 (9-28.10-5.10-12)

145537 (10-5,10-12,10-19)

SERVE: RHONDA L. WEAVER,

PROPERTY:

Defendants

C-16-CV-23-003218

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

of Wills with a copy to the under-signed 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

other delivery of the notice. A claim not presented or filed on

tained from the Register of Wills.

CERETA A. LEE

UPPER MARLBORO, MD 20773-1729

County

145610

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

Taurus L. Wilson

 THE

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TODAY!

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

2217 HERRING CREEK DRIVE

ACCOKEEK, MARYLAND 20607

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

Teresa L. Prior, dated June 24, 2005, and recorded in Liber 22814 at folio 620

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,

OCTOBER 17, 2023

AT 9:32 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS

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

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 dis-

cretion, for \$37,000.00 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

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-

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

Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 18-601600)

Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$815.09 due on July 1st in each and every year.

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

145504

(9-28,10-5,10-12)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SANDRA DWIGGINS

Notice is given that Rachel Alexandra Dwiggins, whose address is 3432 Roland Ave, Baltimore, MD 21211, was on September 14, 2023 appointed Personal Representative of the estate of Sandra Dwiggins, who died on June 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th 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.

RACHEL ALEXANDRA DWIGGINS Personal Representative

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

Estate No. 130417 (9-28,10-5,10-12)

Upper Marlboro, Maryland, 20772, on

145520

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LOU DAVIS

Notice is given that Aaron Bellamy, whose address is 2215 Herring Creek Dr, Accokeek, MD 20607, was on September 19, 2023 appointed Personal Representative of the estate of Mary Lou Davis, who died on January 9, 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 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 19th 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.

AARON BELLAMY Personal Representative

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

Estate No. 130336 145524 (9-28,10-5,10-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUDOLPH C LEE AKA: RUDOLPH CLIFFORD LEE

Notice is given that Earsie S Lee, whose address is 6600 Danford Drive, Clinton, MD 20735, was on August 28, 2023 appointed Personal Representative of the estate of Rudolph C Lee AKA: Rudolph Clifford Lee who died on August 14, 2023 with a will.

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

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

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

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

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

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

EARSIE S LEE Personal Representative

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

Estate No. 130462

145528 (9-28,10-5,10-12)

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.

6905 DECATUR PLACE HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Terence Lee Bell aka Terence L. Bell and Deborah D Parker Bell, dated August 29, 1990, and recorded in Liber 7746 at folio 978 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 Court-house, which bears the address 14735 Main Street, Upper Marlboro, Mary-

OCTOBER 17, 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 \$5,000.00 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. 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 10% 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 is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. If the Substitute Trustees are unable to convey good and marketable title, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit to the purchaser. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 16-600982)

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

(9-28,10-5,10-12) 145499

LEGALS

Linda M. Brown Esquire 14405 Laurel Place Suite 316 Laurel, Maryland 20707 240-264-6087

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ARMANDO T. PUNSALAN

Notice is given that Jenalyn Punsalan, whose address is 14103 Waggaman Ave, Laurel, MD 20707, was on August 2, 2023 appointed Personal Representative of the estate of Armando T. Punsalan, who died on February 16, 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 heir 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 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.

> JENALYN PUNSALAN Personal Representative

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

Estate No. 129279 145555 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANK ERNEST ELAM JR

Notice is given that L. Elaine Kennell, whose address is 6905 Wells Parkway, University Park, MD 20782, was on January 18, 2023 appointed personal representative of the small estate of Frank Ernest Elam Jr who died on December 14,

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

> L. ELAINE KENNELL Personal Representative

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

Estate No. 127856 145582 (10-12)

TRACY DuPREE DAVIS THE LAW OFFICE of TRACY DuPREE DAVIS, LLC 14616 Friendlywood Road, Suite 100 Burtonsville, MD 20866 301-502-4549

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARCUS ALLEN

Notice is given that Loretta Graham, whose address is 8117 Gold Cup Lane, Bowie, MD 20715, was on May 5, 2023 appointed Personal Representative of the estate of Marcus Allen, 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 5th day of November, 2023.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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 ob-tained from the Register of Wills.

LORETTA GRAHAM Personal Representative

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

Estate No. 129204

145556 (10-5,10-12,10-19)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JONATHAN MICHAEL THOMAS SR

Notice is given that Jonathan M Thomas Jr, whose address is 7102 Hanover Pkwy, Apt B2, Greenbelt, MD 20770, was on September 29, 2023 appointed personal representative of the small estate of Jonathan Michael Thomas Sr who died on September 21, 2023 without a will.

Further information can be obturner 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 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.

JONATHAN M THOMAS 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. 130848

145584

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LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED RAYFIELD V RANSOM SR

Notice is given that Cheryl Blue, whose address is 1308 Butternut Street, Shady Side, MD 20764, was on September 22, 2023 appointed Personal Representative of the estate of Rayfield V Ransom Sr, who died on April 14, 2022 without a

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

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

provided by law, is unenforceable thereafter. Ćlaim forms mav be ob-

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

(10-5,10-12,10-19) 145557

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

EDDIE LEE EVANS Notice is given that Burnetta A Evans, whose address is 1825 Dutch Village Drive, Landover, MD 20785,

was on September 26, 2023 appointed Personal Representative of the estate of Eddie Lee Evans, who died on November 17, 2022 without 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 26th 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.

BURNETTA A EVANS Personal Representative

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

Estate No. 130492 145558 (10-5,10-12,10-19)

LEGALS

NOTICE OF APPOINTMENT ERICA T. DAVIS NOTICE TO CREDITORS 1401 ROCKVILLE PIKE SUITE 650 NOTICE TO UNKNOWN HEIRS ROCKVILLE, MD 20852 301-738-7685

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Erica T. Davis, whose address is 1401 Rockville Pike, Suite 650, Rockville, MD 20852, was on September 25, 2023

appointed Personal Representative

of the estate of Annette Marie Day, who died on June 19, 2022 without

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.

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 date:

(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

IN THE ESTATE OF
ANNETTE MARIE DAY

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOLLY RENEE DILLARD NOTICE OF APPOINTMENT

Notice is given that John Chandler, whose address is 3505 Everest Drive, Temple Hills, MD 20748, was on September 21, 2023 appointed Personal Representative of the es-tate of Holly Renee Dillard, who died on July 28, 2023 without a will.

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

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

JOHN CHANDLER Personal Representative

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

Estate No. 130449 145559 (10-5,10-12,10-19)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

MD 20705, was on September 27,

2023 appointed Personal Represen-

All persons having any objection

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

their objections with the Register of

Wills on or before the 27th day of

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

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

tative or the attorney.

March, 2024.

the following dates:

other delivery of the notice.

A claim not presented or filed on

Personal Representative

thereafter. Claim forms may be obtained from the Register of Wills. ERICA T. DAVIS Personal Representative

the following dates:

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

Estate No. 126459

(10-5,10-12,10-19) 145561

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JESSE PAGE

AKA: JESSE LEE PAGE

Notice is given that Jesika Page McNeil, whose address is 6021 Otterbein Ln, Apt. 101, Ellicott City, MD 21043, was on September 25, 2023 appointed Personal Representative of the estate of Jesse Page aka: Jesse Lee Page, 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 25th 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

(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.

> JESIKA PAGE MCNEIL Personal Representative

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

Estate No. 129524 145564 (10-5,10-12,10-19)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE MOSES THOMPSON

Notice is given that Carolyn Boddie, whose address is 3939 Pennsylvania Ave. SE #102, Washington, DC 20020, was on June 30, 2023 appointed Personal Representative of the estate of George Moses Thompson who died on October 7, 2000 with a will 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 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.

CAROLYN BODDIE Personal Representative

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

Estate No. 63144 145526 (9-28,10-5,10-12)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

ALIMAMY BANGURA Notice is given that Ramatu Bangura, whose address is 4312 Knott Street, Beltsville, Maryland 20705, was on September 14, 2023 appointed Personal Representative of the estate of Alimamy Bangura who died on August 22, 2023 with a will.

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

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

RAMATU BANGURA Personal Representative

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

> Estate No. 130609 (9-28,10-5,10-12)

LEGALS

145527

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WARREN DARRELL JACKSON

Notice is given that Trudy Williams, whose address is 2116 Co-lumbia Ave, Landover, MD 20785, was on June 23, 2023 appointed Personal Representative of the estate of Warren Darrell Jackson, who died on April 17, 2023 with a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of December, 2023.

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

(1) Six months from the date of the

(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.

TRUDY WILLIAMS Personal Representative

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

Estate No. 129565

(10-5,10-12,10-19)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED YVONNE H BOURNE

Notice is given that Michael Hansborough, whose address is 245 Hawaii Avenue NE, Washington, DC 20011, was on September 19, 2023 appointed Personal Represen-tative of the estate of Yvonne H Bourne, who died on August 15, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th 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.

MICHAEL HANSBOROUGH Personal Representative

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

> Estate No. 130713 (9-28,10-5,10-12)

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A claim not presented or filed on or before that date, or any extension tained from the Register of Wills. CHERYL BLUE Personal Representative

Estate No. 130677

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA J CROMARTIE

Notice is given that Pamela Surratt, whose address is 4311 19th Ave, Temple Hills, MD 20748, was on September 21, 2023 appointed Personal Representative of the estate of Barbara J Cromartie, who died on August 1, 2023 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

Further information can be ob-

to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of March, 2024. Any person having a claim against

the decedent must present the claim to the undersigned personal 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. PAMELA SURRATT Personal Representative

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

145560

(10-5,10-12,10-19)

Estate No. 130744

ber 1, 2023 with 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.

their objections with the Register of Wills on or before the 22nd day of

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

other delivery of the notice.

REGISTER OF WILLS FOR

Upper Marlboro, MD 20773-1729

145563 (10-5,10-12,10-19)

Personal Representative

Estate No. 130757

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Candace Kanu, whose address is 991 Corian-der Lane, Stafford, VA 22554, was on September 22, 2023 appointed Personal Representative of the estate of Doris Weaver, who died on Septem-

Any person having a claim against

the following dates:

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

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.

PRINCE GEORGE'S COUNTY

Further information can be ob-

(1) Six months from the date of the

creditor presents the claims within two months from the mailing or

CANDACE KANU

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF
ANTONIO DINO MARTIN BO-NANNO SR Notice is given that Antonio Dino DORIS WEAVER Martin Bonanno Jr, whose address is 4918 Manheim Ávenue, Beltsville,

tative of the estate of Antonio Dino Martin Bonanno Sr, who died on August 14, 2023 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

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

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

(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

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. ANTONIO DINO MARTIN BO-NANNO JR

CERETA A. LEE

REGISTER OF WILLS FOR

Prince George's County

UPPER MARLBORO, MD 20773-1729

145565

Estate No. 130823 (10-5,10-12,10-19)

CERETA A. LEE

145566

CERETA A. LEE REGISTER OF WILLS FOR

GARY M BROOKS 1800 N Charles Street Suite 304 Baltimore, MD 21201 410-385-0206

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

TO ALL PERSONS INTERESTED **JERRY C HALL**

Notice is given that Patricia A Jones, whose address is 3705 Meadowhill Road, Springdale, MD 20774, was on November 12, 2020 appointed personal representative of the small estate of Jerry C Hall who died on April 25, 2020 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 decedent's death; or

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

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

PATRICIA A JONES Personal Representative

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

Estate No. 118337 (10-12)145583

Marlon Charles 716 Rhode Island Avenue N.W. Washington, DC 20001 202-321-8535

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARK ANTHONY HAIRSTON

Notice is given that Lessie V Hairston, whose address is 537 Opus Avenue, Capitol Heights, MD 20743, was on June 22, 2023 appointed personal representative of the small estate of Mark Anthony Hairston who died on February 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 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.

> LESSIE V HAIRSTON Personal Representative

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

Estate No. 129685

<u>145591</u> (10-12)

Corinne G. Rosen, Esq.

PO Box 493

301-460-4599

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

IO ALL PERSONS INTERESTED

Notice is given that Joel A. Solorzano, whose address is 12409

Barbara Road, Silver Spring, Maryland 20906, was on September 7, 2023 appointed Personal Representative of the estate of Federica

Solorzano, who died on July 4, 2023 with a will.

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 7th day of March, 2024.

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

(1) Six months from the date of the

(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.

decedent's death; or

FEDERICO SOLORZANO

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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 3rd day of April, 2024.

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

decedent's death; or

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.

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

ELLEECIA SMITH Personal Representative

PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

Estate No. 130629

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

Austin, Managing Member for a Class B, Beer, Wine and Liquor for the use of Marley's Bar & Grill, Inc., t/a Marley's Bar & Grill, 6450 America Blvd, Suite 101, Hyattsville,

Novlette Ashmeade, President, for a Class B, Beer, Wine and Liquor for the use of JCK Bar & Lounge LLC, t/a Jamaican Country Kitchen, 7572 Annapolis Road, Hyattsville, 20784. Continued from July 25, 2023.

Yu Tao Gao, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Gao IGroup, Inc., t/a Iron Pig Korean BBQ, 6107 Greenbelt Road, Berwyn Heights, 20740.

Randolph Williams, President, for a Class B, Beer, Wine and Liquor for the use of Caribe Express, LLC, t/a Caribe Express, 338 Main Street, Laurel, 20707.

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

Folahan Odukoya, CEO, for a Class B, Beer, Wine and Liquor for the use of City Chef Consulting, LLC, t/a City Chef Events and Catering, 6796 Laurel Bowie Road, Bowie, 20715.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, October 24, 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 Director September 28, 2023

145580 (10-12,10-19)

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 November 21, 2023 and will be heard on January 23, 2024. Those licenses are:

Class B, Beer, Wine and Liquor–17 BL 87, 17 BL 88, 17 BL 89, 17 BL 90

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, November 1, Zoom on Wednesday, November 1, 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 agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Terence Sheppard Director October 5, 2023

(10-12,10-19)

ZONING HEARING

ZONING HEARING ON THE FOLLOWING APPLICATION WILL BE HELD BY THE ZONING HEARING EXAMINER ON

WED., NOVEMBER 15, 2023 9:30 A.M.

VIRTUAL HEARING

Any member of the public is welcome to attend the public hearing and speak either in support of or in opposition to the application. For information on how to become a person of record and participate in the hearing please call the ZHE Of-fice at 301-952-3644, email ZHE@co.pg.md.us, visit the ZHE Website at

https://pgccouncil.us/ZHE, or the County Council Website at https://pgccouncil.us/LIVE.

(11) ELECTION DISTRICT:

No. ZMA 2022-003 -- Application of DR Horton, Inc. (Applicant) and Walton Maryland, LLC (Owner) (Project Name-Smith Lake Estates) requesting a rezoning from the RR (Residential, Rural) Zone to the R-PD (Residential Planned Development Zone) for the property containing approximately 62.52 acres, located approximately 800 feet southwest of the intersection of Commo Road with Frank Tippett Road, and identified as of 10605, 10609, and 10703 Frank Tip-pett Road, Upper Marlboro, MD

By Order of the County Council Prince George's County, Md. Thomas E. Dernoga, Chair

Attest: Donna J. Brown Clerk of the Council

(10-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DENARD JARMON SR

Notice is given that Denard Jarmon Jr, whose address is 3007 Henry Avenue, Temple Hills, MD 20748, was on August 30, 2023 appointed personal representative of the small estate of Denard Jarmon Sr who died on July 26, 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 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 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.

> DENARD JARMON 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. 130342 145585 (10-12)

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA A JAMES

NOTICE TO UNKNOWN HEIRS

Notice is given that Warren R James Jr, whose address is 7003 Wren Lane, Lanham, MD 20706, was on September 11, 2023 appointed personal representative of the small estate of Patricia A James who died on November 25, 2021

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

All persons having any objection to the appointment 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. 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

WARREN R JAMES 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. 130627 (10-12) 145586

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PARIS WOODLAND

Notice is given that Helen Freeman, whose address is 2006 Brierhill Road, Fort Washington, MD 20744, was on September 8, 2023 appointed personal representative of the small estate of Paris Woodland who died on September 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 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

HELEN FREEMAN Personal Representative

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

Estate No. 130585 145587 (10-12)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIAN OHARA MCBRIDE

Notice is given that George E Ross, whose address is 602 Sandy Ridge Drive, Glen Burnie, MD 21061, was on September 19, 2023 appointed personal representative the small estate of Lillian Ohara McBride who died on September 4, 2023 without a will.

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 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

> GEORGE E ROSS Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 130720 (10-12)

<u>145588</u>

George's Post Serving

The Prince

Prince George's **County**

301.627.0900

Rockville, Maryland 20848-0493

LEGALS

410-721-1660 **AMENDED** NOTICE OF APPOINTMENT

Lindsey W Duvall

P.O. Box 4

Odenton, MD 21113

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

RUSSELL K GARDNER, II Notice is given that Deborah Harrison, whose address is 8338 Harrison Blvd., Chesapeake Beach, Maryland 20732, was on September 18, 2023 appointed Personal Repre-sentative of the estate of Russell K

Gardner, II who died on July 20, 2023 with a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

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

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

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

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

DEBORAH HARRISON Personal Representative

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

UPPER MARLBORO, MD 20773-1729

145600

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

JOEL A. SOLORZANO Personal Representative

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

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

Estate No. 130580

Proudly Serving
Prince George's County Since 1932

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

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

(2) Two months after the personal

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

CERETA A. LEE REGISTER OF WILLS FOR

LEGALS

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board) REGULAR SESSION

OCTOBER 24, 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.

TRANSFER Ushaben S. Patel, Member-Manager, for a Class A, Beer, Wine and Liquor for the use of Love Marlboro, LLC, t/a Marlboro Liquors, 5725 Crain Highway, Upper Marlboro, 20772, transfer from Love Marlboro, LLC, t/a Marlboro Liquors, 5725 Crain Highway, Upper Marlboro, 20772, Shaileshkumar Patel, Mem-

ber-Manager/Authorized Person. Wang Koo Lee, President/Treasurer, Seung Mi Lim, Vice President/Secretary, for a Class B(BLX), Beer, Wine and Liquor for the use of FTM, Inc., t/a Levi's Restaurant in Clinton, 6410 Coventry Way, Clinton, 20735, transfer from Justin Restaurant Group, Inc., t/a Levi's Restaurant, 6410 Coventry Way,

Clinton, 20735, Young Yum Km, President, Sook Kim, Vice President. Natasha Rucker, Managing Member, for a Class B+, Beer, Wine and Liquor for the use of R&R Hospitality Group, LLC, t/a CSC Restaurant & Lounge, 7611 Old Branch Avenue, Clinton, 20735, transfer from Fish Market of Maryland, Inc., t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735, Sherry Giovannoni,

NEW- CLASS B(BLX), BEER, WINE AND LIQUOR Kyle Algaze, Managing Member/Authorized Person, Christopher Michael Blanton, Member/

Authorized Person, for a Class

B(BLX), Beer, Wine and Liquor for

the use of Iron Rooster College Park,

LLC, t/a Iron Rooster College Park, 7777 Baltimore Avenue, College

President/Secretary.

Park, 20740. NEW- CLASS B(AE), BEER, WINE AND LIQUOR Jeffeary Miskiri, CEO, for a Class B(AE), Beer, Wine and Liquor for the use of Suga & Spice, LLC, t/a Suga & Spice, 5557 Baltimore Av-enue, Suite 100, Hyattsville, 20781.

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

enue, Suite 110, Laurel, 20708. NEW- CLASS B, BEER, WINE AND LIQUOR

Davonne Austin, CEO, Brandon

Shatorya Owens, CEO, for a Class B, Beer, Wine and Liquor for the use of Miss Toya's Southern Kitchen Laurel, LLC, t/a Miss Toya's Southern Kitchen, 14700 Baltimore Av-

145574

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINWOOD FOBBS

Notice is given that Randy Fobbs, whose address is 3348 US Highway 301, Pleasant Hill, NC 27866, and Daisy Alston, whose address is 7271 US Highway 158, Roanoke Rapids, NC 27870, were on October 2, 2023 appointed co-personal representa-tives of the small estate of Linwood Fobbs who died on August 30, 2023 without a will.

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

RANDY FOBBS DAISY ALSTON Co-Personal Representatives

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

145589

Estate No. 130593

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEVON CLARKE

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

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

> ROCKEISHA WOODS Personal Representative

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ESSIE MARIE MCKNIGHT

Notice is given that Denise Buckmon, whose address is 10603 Terraco Terrace, Cheltenham, MD 20603, and Willie McKnight, whose address is 2809 Oxon Park Street, Temple Hills, MD 20748, were on August 8, 2023 appointed co-personal representatives of the small estate of Essie Marie McKnight who died on July 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 co-personal representatives 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 co-personal representatives 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 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 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.

DENISE BUCKMON WILLIE MCKNIGHT 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. 130236 145590

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

> GERRICK PINKNEY Personal Representative

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

Estate No. 130538

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that George Hickey, whose address is 12482 Tur-tle Dove Place, Waldorf, MD 20602, was on July 7, 2023 appointed Personal Representative of the estate of George Francis Hickey Jr, who died on May 24, 2023 without a will.

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

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of Jan-Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

the 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

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

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

GEORGE HICKEY Personal Representative

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

Estate No. 129769

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

LEGALS

NOTICE OF APPOINTMENT

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

NORMA T STEVENSON Notice is given that Anthony Stevenson, whose address is 108 Spoon Court, Yorktown, VA 23693, was on June 23, 2023 appointed Personal Representative of the estate of Norma T Stevenson, who died on

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.

May 30, 2023 without a will.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of December, 2023.

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

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

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

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

ANTHONY STEVENSON Personal Representative

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

Estate No. 129702

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

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED CHARLENE KIMBROUGH

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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of March, 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 otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JEROME J CARTER CARLTON CARTER Co-Personal Representatives

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

Estate No. 130478 145599 (10-12,10-19,10-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOUISE J HOPSON

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

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

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

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

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

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

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

BRIAN A JENNINGS Personal Representative

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

Estate No. 130513 145602 (10-12,10-19,10-26)

YVONNE ADELE VAUGHAN

TO ALL PERSONS INTERESTED IN THE ESTATE OF

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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

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

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

to the undersigned personal 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.

NICOLE T VAUGHAN Personal Representative

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

Estate No. 130596

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

LEGALS NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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 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.

KIMBERLY HARRIS Personal Representative

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

Estate No. 130243

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BESSIE MARIE PRINGLE

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

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

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

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

CONNIE BROWN Personal Representative

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

Estate No. 130783 145603 (10-12,10-19,10-26)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELLE A CAVINESS

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

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

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

AARON THOMAS Personal Representative

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

Estate No. 129056 (10-12,10-19,10-26) 145604

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