BELTSVILLE

LOT#10488

2017 MIRADA

BELTSVILLE

LOT#10489

BELTSVILLE

LOT#10491 1999 NISSAN

BELTSVILLE

LOT#10575

DARCARS DODGE

LOT#10577

DARCARS DODGE

LOT#10583 2014 JEEP

DARCARS DODGE

LOT#10584

DARCARS DODGE

LOT#10586

2014 NISSAN

ELLICOTT CITY

ELLICOTT CITY

<u>146531</u>

5060 AUTH WAY

2015 CHRYSLER

5060 AUTH WAY

MARLOW HEIGHTS

5060 AUTH WAY

MARLOW HEIGHTS

2014 DODGE

5060 AUTH WAY MARLOW HEIGHTS

2010 DODGE

2005 BLUEBIRD

12120 CONWAY RD

12120 CONWAY RD

VIN# 2B3CJ4DV8AH103818

VIN# 2C3CDXHG7EH124012

OF MARLOW HEIGHTS

VIN# 1C4RJFBM7EC302883

VIN# 1C3CCCBG3FN597967

VIN# 3N1AB7AP7EL681838

JIM COLEMAN NISSAN OF

8569 BALTIMORE NATL PIKE

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

(2-15, 2-22)

OF MARLOW HEIGHTS

OF MARLOW HEIGHTS

MARLOW HEIGHTS

OF MARLOW HEIGHTS

12120 CONWAY RD

VIN# 1F66F5DY8H0A09095 ATEL BUS & TRUCK SERVICE CENTER INC

VIN# 1BAKBCKH25F228989

ATEL BUS & TRUCK SERVICE CENTER INC

VIN# JNAUXV1J6XA300165 ATEL BUS & TRUCK SERVICE CENTER INC

CHRYSLER

CHRYSLER

CHRYSLER

CHRYSLER JEEP

JEEP

JEEP

JEEP

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 03/01/2024. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 10273 2022 TOYOTA VIN# 5TDGZRBHXNS569065 JD AUTO CARE 7622 MARLBORO PIKE FORESTVILLE

LOT#10459 2007 LANDROVER VIN# SALSK25467A992619 MARIO'S AUTO REPAIR 4315 EASTERN AVE BALTIMORE

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

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

LOT#10466 2014 INTERNATIONAL VIN# 3HSDJSNR3EN033114 DAVIS ENGINE REPAIR 8861 CITATION RD ESSEX

LOT#10469 2012 CHEVROLET VIN# 1G1PG5SC6C7285175 DELMARVA TOWING 11110 GREYS CORNER RD BERLIN

LOT#10470 2019 JEEP VIN# 1C4PJLCBXKD454729 DELMARVA TOWING 11110 GREYS CORNER RD BERLIN

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

LOT#10475

LEGALS

COUNTY COUNCIL HEARING

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARING

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

https://pgccouncil.us/LIVE

11:00 A.M.

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

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

Reappointment

Reappointment

Reappointment

Reappointment

Appointment

Appointment

Replacing: Daniel Hall

Replacing: Timothy Smith

Term Expiration: March 31, 2027

Term Expiration: March 31, 2025

Term Expiration: March 31, 2025

Term Expiration: March 31, 2027

Term Expiration: March 31, 2027

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

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

Ms. Danielle L. Grey

Mr. Marvin E. Holmes, Ir.

Ms. Linda Hunt

Mr. Robert E. Nicholson

Ms. Rachelle A. Spencer

Ms. LaShauna M. Tillmon

Term Expiration: March 31, 2026 To register to speak or submit comments or written testimony please use the Council's eComment portal at: <u>https://pgccouncil.us/Speak</u>. 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

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: <u>https://pgccouncil.us/LIVE</u>.

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

ATTEST: Donna J. Brown Clerk of the Council

146538

encouraged.

LEGALS

nicated 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.

A copy of the Historic Preservation Commission's recommendations to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680.

> BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE'S COUNTY, MARYLAND Jolene Ivy, Chair

ATTEST: Donna J. Brown Clerk of the County Council

> THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith Executive Director

ATTEST: Gavin Cohen Secretary-Treasurer

146477

(2-8,2-15)

COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 27, 2024

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

11:00 A.M.

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

COUNCIL RESOLUTION

<u>CR-002-2024 – A RESOLUTION CONCERNING CY 2024-2033</u> <u>COMPREHENSIVE TEN YEAR SOLID WASTE MANAGEMENT</u> <u>PLAN</u> for the purpose of adopting the Prince George's County CY 2024-2033 Ten Year Solid Waste Management Plan as recommended by the County Executive.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <u>https://pgccouncil.us/Speak</u>. 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 BE-FORE the meeting. Testimony and comments <u>will not</u> 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: <u>https://pgccouncil.us/LIVE</u>.

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

ATTEST:

2005 YAMAHA VIN# JYARJ06E85A024034 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

LOT#10476 2000 YAMAHA VIN# JYARJ04E9YA006827 ATLANTIC CYCLE & POWER 4580 CRAIN HWY WHITE PLAINS

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

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

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

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

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

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

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

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

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

LEGALS

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

Melvin J. Holston

AND

v.

Marion Holston

7514 Burntwood Court Clinton, MD 20735 Defendants

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

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

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

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 146475 (2-8,2-15,2-22)

The Prince George's Post Proudly Serving Prince George's County Since 1932 Call 301-627-0900

NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George's County Code, the County Council of Prince George's County, Maryland, sitting as the District Council, and the Prince George's County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of three (3) properties in Prince George's County a Historic Sites; specifically, the Nancy Tabbs House (Documented Property 66-000-01); the Elwood and Wilmer Gross House (Documented Property 66-000-02); and the George Henry and Agnes Gross House (Designated Property 66-000-03), with the street addresses as follows:

- 1. (66-000-01) Nancy Tabbs House, 5011 Navahoe Street, College Park, MD 20740
- 2. (66-000-02) Elwood and Wilmer Gross House, 5110 Pierce Avenue, College Park, MD 20740; and
- 3. (66-000-03) George Henry and Agnes Gross House, 8002 54th Avenue, College Park, MD 20740.

PUBLIC HEARING DATE/TIME: Tuesday, March 12, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building 1st Floor Council Hearing Room 1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <u>https://pgccouncil.us/LIVE</u>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to give public comment

HOW TO PARTICIPATE:

opportunity to give public comment concerning the foregoing proposed Historic Site designation.

In-Person Public Hearing – The Prince George's County Council will meet inperson. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <u>https://pgccouncil.us/Speak</u>. 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.

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, <u>advance registration</u> to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **Wednesday, March 27, 2024**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by tele phone/voice mail message. These policies are in effect until further notice. Any future changes to them will be commuDonna J. Brown Clerk of the Council

146478

(2-15,2-22)

(2-8,2-15)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9103 FOWLER LANE LANHAM, MD 20706

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

MARCH 5, 2024 AT 11:30 AM

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

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

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

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

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

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

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

2908 CITRUS LANE UPPER MARLBORO, MD 20774

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

FEBRUARY 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not other-wise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

<u>146410</u>

LEGALS

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

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

6214 BALTIC STREET CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated September 23, 2008 and recorded in Liber 30068, Folio 686, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 6.970%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

LEGALS

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

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

9011 HIGHLAND DRIVE ADELPHI, MD 20783

By authority contained in a Deed of Trust dated February 24, 2016 and recorded in Liber 38425, Folio 066, a mong the Land Records of Prince George's County, Maryland, with a maximum principal balance of , and an interest rate of 5.299%, default having occurred thereunder, the Sub-stitute 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 Duruel Wing of courtbourge or publics. Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

> > Tidewater Auctions, LLC

(410) 825-2900 www.tidewaterauctions.com

<u>146411</u>

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

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

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

10203 FORESTGROVE LANE BOWIE, MD 20721

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

LEGALS

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

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

6232 WALBRIDGE STREET CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated December 20, 2011 and recorded in Liber 33243, Folio 005, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,800.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$22,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settle-ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by pur-chaser. Purchaser shall be responsible for obtaining physical possession of the preparty. of the property.

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

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

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

146412

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

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

LEGALS

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

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

5503 KAREN ELAINE DRIVE #1125 NEW CARROLLTON, MD 20784

By authority contained in a Deed of Trust dated April 9, 2007 and recorded in Liber 28620, Folio 314, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$90,000.00, and an interest rate of 4.000%, default having occurred there-under, 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

LEGALS

MARCH 5, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

146488

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

MARCH 5, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$54,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

MARCH 5, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,100.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

(2-15,2-22,2-29) <u>146490</u> (2-15,2-22,2-29)

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

Serving Prince George's County Since 1932

ORDER OF PUBLICATION

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

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

and

THE STATE OF MARYLAND

and

PRINCE GEORGE'S COUNTY, MARYLAND

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

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

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

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

Property Address: 0 Smoot Way, Brandywine, MD 20613 Account Number: 11 3952710 Description: Resub Of Par A - Plat 6 Parcel F 19,199.0000 Sq.Ft. Loveless Estates - Blk A Assmt: \$19,267

Liber/Folio: Lib 16892 Fl 389

Assessed To: PDC Loveless LLC.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 30th day of January, 2024, by the Circuit Court for Drives Course's Country

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

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

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

v.

Defendant

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

Plaintiffs

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

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

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

LEGALS

ORDER OF PUBLICATION BY POSTING

ADELAIDE ANINAGYEI

VS.

OLIVER HARRIS-SHORTT

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

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

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

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 10th day of March, 2024; and it is further; Jacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street Suite 500 Rockville, MD 20850 301-656-5775

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MABLE J. TOWNSEND

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

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

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 127750

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

LEROY WHACK JR

146445

Notice is given that Jacqueline Lessington, whose address is 2501 25th St. SE Apt #409, Washington, DC 20020, was on December 7, 2023 appointed Personal Representative of the estate of Leroy Whack Jr, who died on October 16, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. 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 IN THE ESTATE OF PERCILLA A MILLER

Notice is given that Erica T Davis, whose address is 1401 Rockville Pike Suite 650, Rockville, MD 20852, was on January 24, 2024 appointed Personal Representative of the estate of Percilla A Miller, who died on February 5, 2023 without a will.

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

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.

ERICA T DAVIS Personal Representative

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

146437

Estate No. 129901

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

202-844-5753

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

Notice is given that Donald K. Thomas, whose address is 6516 Willow Pond Drive, Fredericksburg, VA 22407, was on January 23, 2024 appointed Personal Representative of the estate of Mildred C. Thomas who died on October 24, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 2024.

LEGALS

ORDER OF PUBLICATION

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

VS.

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

AND

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

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

> In the Circuit Court for Prince George's County, Maryland Civil Division C-16-CV-23-005169

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

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid. It is thereupon this 5th day of February, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 1st day of March, 2024, warning all persons interested in the property to appear in this Court by the 9th day of April, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk <u>146483</u> (2-15,2-22.2-2 ORDER OF PUBLICATION

File No. 23-PG-RT-1012

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

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

And

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

5707 Forest Rd Landover, MD 20785

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

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

C-16-CV-24-000539

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

5707 Forest Rd, Landover, MD 20785

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 5th day of February, 2024, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general circulation in Prince George's County once a week for three successive weeks, before the 1st day of March, 2024, warning all persons interested in the said properties to be and appear in this Court by the 9th day of April, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146485 (2-15.2-22.2-29)

ing in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146416 (2-8,2-15.2-22)

LEGALS

ORDER OF PUBLICATION BY POSTING

COLETTE SIMMS

vs.

CIERRA NABINETT, ET AL.

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

Case No. C-16-FM-23-005826 Other Reference Number(s): D-05-CV-23-821082

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

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

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

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

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

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

ORDERED, THAT THE DEFEN-DANT, CIERRA NABINETT AND JORDAN SIMMS, ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 30th day of MARCH, 2024, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146423 (2-8,2-15,2-22) ORDERED, that the Plaintiff may serve process to the Defendant, OLIVER DEVON HARRIS-SHORTT, in accordance with Maryland Rule 2-121(a)(2) as follows: By posting notice in a newspaper

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

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

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

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

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

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND BEFORE THE REGISTER OF WILLS IN THE ESTATE OF: RUTH VIOLA JONES ESTATE NO: 129964

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Erica Moore - 3601 Swann Rd Suitland, MD 20746 (Granddaughter) & Doris Terry-El - 9406 Fair Haven Ave Upper Marlboro, MD 20772 (Granddaughter), challenging the will dated July 11, 2021.

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

Cereta A. Lee Register Of Wills Foi	R
Prince George's Coun P.o. Box 1729 Upper Marlboro, MD	
146472	(2-8,2-15)

tatir

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 June, 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.

JACQUELINE LESSINGTON Personal Representative

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

Estate No. 131514 146444 (2-8,2-15,2-22)

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

Estate No.: 128509

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Darry Ray Howard for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 21, 2024 at 10:30 A.M.

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

Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(2-8,2-15)

146460

146459

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

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

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

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

DONALD K. THOMAS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131861 146446 (2-8,2-15,2-22)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: SHIRLEY BANK Estate No.: 130577

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Edward Bank for judicial probate of the copy of the will dated <u>September 1, 1999</u>, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 28, 2024 at** 10:30 A.M.

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

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

(2-8, 2-15)

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

Estate No.: 129486

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Elizabeth H. Johnson for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 25, 2024 at 10:30 A.M.

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

Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

(2-8,2-15)

146456

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

Estate No.: 129075

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Leonard Culbreth for judicial probate the will dated 11/15/1994 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 5, 2024 at 10:30 A.M.

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

REGISTER OF WILLS FO PRINCE GEORGE'S COU CERETA A. LEE P.O. BOX 1729 UPPER MARLBORO, MI PHONE: (301) 952-325	inty D 20773-1729	REGISTER OF WILL PRINCE GEORGE'S CERETA A. LEE P.O. BOX 1729 UPPER MARLBORC PHONE: (301) 952	COUNTY), MD 20773-1729
146465	(2-8,2-15)	146462	(2-8,2-15)

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

In The Estate Of: ESSIE MAE THORNES

Estate No.: 128990

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by William Lyle Poe, Jr. for judicial probate for the appointment of a personal representative.

tative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 7, 2024 at 10:30 A.M.** This hearing may be transferred or

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

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

146461 (2-8,2-15)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

> In The Estate Of: MAE M. PRICE

Estate No.: 118153

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 6, 2024 at 10:30 A.M.

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED N THE ESTATE OF HELEN B DUPREE

Notice is given that Regina Dupree-Mustapha, whose address is 4195 Bluebird Dr, Waldorf, MD 20603, was on January 30, 2024 appointed Personal Representative of the estate of Helen B Dupree who died on December 21, 2023 with a

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 30th day of July, 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.

REGINA DUPREE-MUSTAPHA Personal Representative

CERETA A. LEE		Ř
REGISTER OF WILL	ls For	Р
PRINCE GEORGE'S	County	P
P.O. Box 1729		U
UPPER MARLBORG	o, MD 20773-1729	
	Estate No. 132105	1
146450	(2-8,2-15,2-22)	1

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **OLIVIO SYLVESTER GREEN**

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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or 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 24th day of July, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDITH JOANN DAVIS

Notice is given that Gene C Austin II, whose address is 8308 Woodland Rd, Millersville, MD 21108, was on January 23, 2024 appointed Personal Representative of the estate of Edith Joann Davis who died on December 22, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July, 2024.

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

GENE C AUSTIN II Personal Representative

CERETA A. LEE
Register Of Wills For Prince George's County
P.O. Box 1729
Upper Marlboro, MD 20773-1729
Estate No. 131896
146451 (2-8,2-15,2-22)
UPPER MARLBORO, MD 20773-1729 Estate No. 131896

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD CARTER BEDWELL

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

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

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

File No. 23-PG-RT-1020

LEGALS

ORDER OF PUBLICATION

RTLF-MD, LLC

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

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

And

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

705 Castlewood Pl Upper Marlboro, MD 20774

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

Defendants

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

Case Number: C-16-CV-24-000698

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

705 Castlewood Pl, Upper Marlboro, MD 20774

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

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of Feb-ruary, 2024, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three successive weeks, before the 8th day of March, 2024, warning all persons interested in the said properties to be and appear in this Court by the 16th day of April, 2024, and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vest-ing in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland File No. 23-PG-RT-1110

ORDER OF PUBLICATION

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

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

And All other persons having or claim-

ing to have an interest in the prop-erty situate and lying in Prince George's County, Maryland known

145 Riverhaven Drive, Unit 218 Oxon Hill, MD 20745

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

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

Case Number: C-16-CV-24-000700

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

145 Riverhaven Drive, Unit 218, Oxon Hill, MD 20745 Legal Description: Unit 218 Parking

Space A137, A138, B118 Storage Units 37, 47 1,000 Sq.Ft. & Imps. The Haven Condominium Property Account ID: 12-5621688 Deed Ref.: 41910/192

Assessed to: Williams, Edna Faye

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired. It is thereupon this 12th day of Feb-ruary, 2024, by the Circuit Court for Prince George's County, Maryland; ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having general cir-culation in Prince George's County once a week for three successive weeks, before the 8th day of March, 2024, warning all persons interested in the said properties to be and appear in this Court by the 16th day of April, 2024, and redeem the Prop-erty, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of re-demption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

Mahasin Él Amin, Clerk

LEGALS

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

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

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

11207 GLISSADE DRIVE CLINTON, MARYLAND 20735

By virtue of the power and authority contained in a Deed of Trust from Carol Durant aka Carol Otis and Levell Otis, dated September 29, 2006, and recorded in Liber 30180 at folio 548 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

FEBRUARY 27, 2024

AT 9:32 AM

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

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

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

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

True Copy-Test:

146415

(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.

DARRYL OLIVIO GREEN Personal Representative

CERETA A. LEE	
REGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNTY	
P.O. Box 1729	
UPPER MARLBORO, MD 207	73-1729
Estate N	lo. 132060
146453 (2-8,2	2-15,2-22)

their objections with the Register of Wills on or before the 18th day of July, 2024.

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

EMILY A. KOEBIG Personal Representative

CERETA A. LEE REGISTER OF WII PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBORG	
	Estate No. 131981
146452	(2-8,2-15,2-22)

LEGALS

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

> **IOHN D. SMITH** Estate No.: 129303

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Alberta Smith for judicial probate the will dated $\underline{12/15/2014}$ and for the appointment of a personal representative

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 6, 2024 at** 10:30 A.M.

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

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

(2-8,2-15)

146463

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

Estate No.: 129303

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Mariama Smith for judicial probate the will dated $\underline{12/15/2014}$ and $\underline{9/19/2017}$

and for the appointment of a per-sonal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 6, 2024 at** 10:30 A.M.

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

REGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNT	Y
CERETA A. LEE	
P.O. Box 1729	
UPPER MARLBORO, MD 2	20773-1729
Phone: (301) 952-3250	
146464	(2-8, 2-15)

True Copy—Test: Mahasin El Amin, Clerk 146534 (2-15,2-22.2-29)

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

In The Estate Of: MARLENE HIGGINS MCGEHEE

Estate No.: 118531

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Gail Wikoff for judicial probate for the appoint-Mento f a personal representative. A hearing will be held at 14735 Main Street, Room D4010, Upper

Marlboro, MD on March 27, 2024 at 10:30 A.M. This hearing may be transferred or

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

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

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND **BEFORE THE REGISTER** OF WILLS IN THE ESTATE OF: DAVID SNOW

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Dalan Snow · 4610 Snowflower Blvd Oxon Hill, MD 20745 (Son), Talia Gale - 5226 Karl Pl NE Washington, DC 20019 (Daughter), and Taylor Snow - 2396 Anvil Lane Temple Hills, MD 20748 (Daughter), challenging the will dated August 18, 2023.

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

(2-8,2-15)

146467

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

146473



THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MARVA CHAPPLE Estate No.: 129656

> NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Daniel R. Harrison, Jr. for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 20, 2024 at 10:30 A.M.

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

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

146470 (2-8, 2-15)

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: DANIEL SENG PUN LAW

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Wai Peng Foo for judicial probate for the appointment of a personal representa-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 13, 2024 at 10:30 A.M.

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

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

(2-8, 2-15)

The Prince

George's Post

Serving Prince George's

County

Call 301-627-0900 or

Fax 301-627-6260

146468

ESTATE NO: 130779

(2-8,2-15)

Estate No.: 128804

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

Defendant

ORDER OF PUBLICATION

Plaintiff,

BRUISER HOLDINGS LLC

CLARA B PITTMAN TRUST

Prince George's County, Maryland

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

1213 NYE ST, CAPITOL HEIGHTS,

ANY UNKNOWN OWNER OF

THE PROPERTY 1213 NYE ST, CAPITOL HEIGHTS, MD 20743,

Parcel No. 18-2078962, the unknown

owner's heirs, devisees, and per-

sonal representatives and their or

any of their heirs, devisees, execu-

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-

erty Parcel Identification Number

18-2078962 in Prince George's County, sold by the Collector of

Taxes for Prince George's County

and the State of Maryland to the

5,485.0000 Sq. Ft. & Imps. Chapel Oaks Lot 20 Blk D

other things, that the amounts nec-

essary for redemption have not

It is thereupon this 23rd day of January, 2024, by the Circuit Court

for Prince George's County, That

notice be given by the insertion of a

copy of this order in some newspa-

per having a general circulation in

Prince George's County once a

week for 3 successive weeks, warn-

ing all persons interested in the

property to appear in this Court by the 26th day of March, 2024, and re-deem the property with Parcel Iden-

tification Number 18-2078962 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

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

Call 301-627-0900 for

a quote.

LEGALS

(2-1,2-8,2-15)

encumbrances

True Copy—Test: Mahasin Él Amin, Clerk

<u>146375</u>

The Complaint states, among

plaintiff in this proceeding:

been paid

Defendants.

MD 20743, Parcel No. 18-2078962,

vs.

Occupant

And

Unknown Owners

ORDER OF PUBLICATION **BY POSTING**

JAMES POGUE, JR.

Plaintiff, vs

ADRIAN WILEY

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-23-007515

ORDERED, ON THIS 24th day of January, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, ADRIAN WILEY is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Di-vorce on the Grounds of Irreconcilable Differences and Six-Month Separation and stating that the Defendant's last known address is 3511 25th Place, Temple Hills, MD 20748, and therefore it is;

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

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

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known address of 3511 25th Place, Temple Hills, MD 20748, a copy of the signed order of Publication, Writ of Summons, the Complaint for Absolute Divorce, and other pleadings at least thirty days prior to the re-sponse date in said order; and it is further:

ORDERED, THAT THE DEFEN-DANT, ADRIAN WILEY, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 24th DAY OF MARCH, 2024, MAY RESULT IN THE CASÉ PRO-CEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 146403 (2-1,2-8,2-15)

ORDER OF PUBLICATION

LENORA REEVES vs.

TECHAUNA WASHINGTON

In the Circuit Court for Prince George's County, Maryland Case No. C-16-FM-23-006275

ORDERED, ON THIS 22nd day of Janaury, 2024, by the Circuit Court for Prince George's County MD: That the Defendant, Techauna K. Washington is hereby notified that the Plaintiff, has filed a PETITION TO ESTABLISH THIRD-PARTY CUSTODY AND SUPPORT naming LEGALS

known as NEW RELIEF TER BRANDYWINE and described as Resub Par B & Lot 7, BK B, Plat 7, Parcel G, Being known as NEW RE-LIEF TER BRANDYWINE on the Tay Beil of the Director of Einenter Tax Roll of the Director of Finance.

The complaint states among other things that the amount necessary for redemption has not been paid.

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County, Or-dered, that notice be given by the in-sertion of a copy of this Order in some newspaper having a general some newspaper having a general circulation in Prince George's County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk (2-1, 2-8, 2-15)146361

> Barry M. Tapp 14662 Cambridge Circle Laurel, Maryland 20707 301-580-9600

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

LONISE C. HARRISON

Notice is given that Eric K Harrison, whose address is 9403 Trumpet Lane, Upper Marlboro, MD 20772, and Daryl A Harrison, whose address is 7805 Ashdale Road, Capitol Heights, MD 20743 were on January 3, 2024 appointed Co-Personal Representatives of the estate of Lonise C. Harrison, who died on September 8, 2023 without a will.

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

sonal representatives mail or other-wise deliver to the creditor a copy of this published notice or other written notice, notifying the creditor the claim will barre unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of 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 property in Prince George's County described as: Lots 45.46.47, 23,582.0000 Sq.Ft. Lincoln Blk T, Assmt \$400 Lib 02802 Fl 609, tax account no. 14-1594464, Deed 2802/609, and assessed to COOK CHARLES & VALORA B.

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

It is thereupon this 23rd day of Jan-uary, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the incertion of a convertient of a convertient

the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem 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, Maryland

True Copy—Test: Mahasin El Amin, Clerk <u>146381</u> (2-1,2-8,2-15)

LEGALS

ORDER OF PUBLICATION

ADAM SILVEY Plaintiff

PARK, INC. SERVE ON: RONALD J. COHEN, RESIDENT AGENT

have an interest in the property sit-

uate and lying in Prince George's

County and known as:)

0 WEST PARK DRIVE

HYATTSVILLE, MD 20783

PRINCE GEORGE'S COUNTY

SERVE: RHONDA L. WEAVER,

UNKNOWN OWNERS OF THE

The unknown owner's heirs, de-

visees, and Personal Representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

In the Circuit Court for

Prince George's County, Maryland

CASE NO.:

C-16-CV-24-000195

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

redemption in the following prop-erty described below in the State of

Maryland, sold by the Collector of

Taxes for Prince George's County and the State of Maryland to the

All that property in Prince George's County described as: 16,736.0000 Sq.Ft. Parkside Lot 38 Blk C, Assmt

\$1,300 Lib 03721 Fl 404, tax account

no. 17-1928266, Deed ref. 3721/4045

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

although more than six (6) months and a day from the date of sale has

It is thereupon this 22nd day of January, 2024, by the Circuit Court

for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

George's County once a week for three (3) successive weeks on or be-fore the 16th day of February, 2024,

warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and re-

deem the property described above

and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

(2-1,2-8,2-15)

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

146360

Plaintiff in this proceeding:

and assessed to Park, Inc.

expired.

Defendant(s)

ACTING COUNTY ATTORNEY

V.

JOEL S. MEISEL, PRESIDENT OF

AND

AND

MARYLAND

PROPERTY:

80 WEST PARK DRIVE

right, title and interest

HYATTSVILLE, MD 20783

PARK, INC. AND (All persons having or claiming to

(2) Two months after the co-per-

LEGALS

Plaintiff

ORDER OF PUBLICATION

ADAM SILVEY V.

ORDREN S. AQEEL

AND

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

0 TRUMAN POINT ROAD AQUASCO, MD 20608

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 TRUMAN POINT ROAD 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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: C-16-CV-24-000196

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

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 property in Prince George's County described as: Lts 12 13 14 1 5, 8,688.0000 Sq.Ft. Eagle Harbor Blk 7, Assmt \$4,300 Lib 08343 FI 235, tax account no. 08-0830208, Deed ref 8343/235 and assessed to ORDREN S. AQEEL.

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

expired. It is thereupon this 23rd day of Jan-uary, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general circulation in Prince George's County once a week for three (3) successive weeks on or be fore the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem 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

ORDER OF PUBLICATION

BY POSTING

EULALIA ROBINSON

vs. KENDRA GREEN

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

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

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

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

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

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

ORDERED, THAT THE DEFEN-DANT, KENDRA GREEN, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 6TH day of APRIL, 2024, MAY RESULT IN THE CASE PROCEED-ING AGAINST HIM/ HER BY DE-FAULT.

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

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

> **ORDER OF PUBLICATION BY POSTING**

MASON

vs. PATTERSON

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

Case No. CAD12-16912 Other Reference Number(s): CADV16-26303; CADV16-28765; CADV16-28766; CADV16-34892; CADV19-12718; CADV19-14252

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

That the Plaintiff, UNIQUIKA MASON, is hereby notified that the Defendant, has filed a PETITION FOR CONTEMPT and stating that the Plaintiffs last known address is 2804 ASHMONT TERRACE, SIL-VER SPRING, MD 20906, and therefore it is:

AND RONALD J. COHEN, DIRECTOR OF PARK, INC. AND BARRY S. COHEN, SECRETARY OF PARK, INC. AND

tors, administrators, grantees, as-signs or successors in right, title and interest. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000201

him/her as the defendant and stat-ing that the Defendant's last known address is: 417 Larew Avenue, Beckley, WV 25801, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Techauna K. Washington, in accor-dance with Maryland Rule 2-122(c) as follows:

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

ORDERED, said posting to be completed by the 21st day of February, 2024, and it is further;

ORDERED, THAT THE DEFEN-DANT, TECHAUNA K. WASH-INGTON, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 22nd day of MARCH, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy-Test: Mahasin Él Amin, Clerk (2-1,2-8,2-15) 146356

NOTICE

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

vs.

Joshua Lawrence Davies Defendant

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

CIVIL NO. CAEF19-05532

ORDERED, this 24th day of January, 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop erty at 3409 Halloway South, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 26th day of February, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once each of three successive weeks before the 26th day of February, 2024, next.

The report states the amount of sale to be \$275,000.00.

(2-1,2-8,2-15)

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

146385

ORDER OF PUBLICATION

Palomino Holdings, LLC 25 Hooks Ln Suite 202 Pikesville, MD 21208 Plaintiff

WILBURFORCE LLC S/O Richard Kohr, Ir., RA 9256 Bendix Road, Suite 300 Columbia, MD 21045

and

State of Maryland S/O Brian Frosh, Attorney General 200 St. Paul Place Baltimore, MD 21202 and

Prince George's County S/O Stephen J. McGibbon Director of Finance 1301 McCormick Drive Suite 1100 Largo, MD 20774

and

The County Executive and County Council of Prince George's County S/O Rhonda L. Weaver County Attorney 1301 McCormick Drive, Suite 4100 Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as NEW RELIEF TER BRANDYWINE and described as Resub Par B & Lot 7, BK B, Plat 7, Parcel G, Being known as NEW RE-LIEF TER BRANDYWINE on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-000433

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as NEW RELIEF TER BRANDYWINE in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-surer's and/or Director's tax roll and Deed hereinafter referred to is:

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.

ERIC K HARRISON DARYL A HARRISON **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. 131749 146398 (2-1,2-8,2-15)

Plaintiff

ORDER OF PUBLICATION

ADAM SILVEY

V.

VALORA BENNETT COOK AND THE TESTATE AND INTESTATE SUCCESSORS OF VALORA BEN-NETT COOK, DECEASED AND ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE DECEDENT

AND

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

0 HILAND AVENUE LANHAM, MD 20706

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HILAND AVENUE LANHAM, MD 20706

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASÉ NO.: C-16-CV-24-000224

vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146382 (2-1,2-8,2-15)

> Todd P Forster 1101 Wootton Pkwy, Suite 550 Rockville, MD 20852 301-251-8500

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SIN HTUN SHWE

Notice is given that Khin Thida Tun, whose address is 8712 37th Ave, College Park, MD 20740, was on Jan-uary 12, 2024 appointed Personal Representative of the estate of Sin Hurn Churg who died on April 28 Htun Shwe who died on April 28, 2022 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 12th day of July, 2024.

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

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

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

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

KHIN THIDA TUN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 130045 146394 (2-1, 2-8, 2-15)

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

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

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

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

ORDERED that the PLAINTIFF, UNIQUIKA MASON, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 6th DAY OF APRIL, 2024, MAY RE-SULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

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

NOTICE

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

Plaintiffs

VS. Joseph Mcneil, Sr.

Defendant IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

CIVIL NO. CAEF19-33518

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

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

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

146529

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

ORDER OF PUBLICATION

ADAM SILVEY Plaintiff V.

CARLTON M. GREEN, PERS. REP. OF THE ESTATE OF WALTER L. GREEN

AND

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

0 VIOLA PLACE CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY MARYLAND

SERVE: RHONDA L. WEAVER, ACTING COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 VIOLA PLACE CAPITOL HEIGHTS, MD 20743

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.:

C-16-CV-24-000197

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of 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 property in Prince George's County described as: Lots 19 20 21 22, 12,535.0000 Sq.Ft. Pleasant View Blk 2, Assmt \$2,067 Lib 03570 Fl 560, tax account no. 18-2035186, Deed ref. 3570/560, and assessed to WAL-TER L. GREEN

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

It is thereupon this 23rd day of Jan-uary, 2024, by the Circuit Court for

Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem the property described above and answer the Complaint or there-after a Final Judgment will be en-

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, ĹLC Plaintiff vs.

THE THOMPSON TRUST D NO-VEMBER 23, 2005; THOMPSON, MARY RAY TRUSTEE: TESLA, INC.; TESLA ENERGY OPERATIONS. INC., FKA SOLARCITY CORPO-RATION; PRINCE GEORGE'S COUNTY, MARYLAND

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

3621 JEFF RD UPPER MARLBORO MD 20774

AND

AND

Unknown Owner of the property 3621 JEFF RD described as follows: Property Tax ID 20-2271666 on the Tax Roll of Prince George's County, 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 property.

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000288

Defendants

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

9,021 SQ FT & IMPS TYROL ES-TATES LOT 21 BLK C Assmt \$357,100 Lib and Fl 3155/334 and assessed to MARY RAY THOMP-SON, also known as 3621 JEFF RD, UPPER MARLBORO MD 20774, Tax Account No. 20-2271666.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or therefinal Judgment will be en tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff

vs. DARYL A GAYHARDT; ISAAC ISHAK; SANDY SPRING BANK FKA RE-VERE BANK; PRIME SETTLEMENT, INC., TRUSTEE: PAUL SLIWKA: MARIA C. BYRNS, TRUSTEE: ALLISON R BROWN, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

3521 VISTA VERDE DR BOWIE MD 20721

AND

Unknown Owner of the property 3521 VISTA VERDE DR described as follows: Property Tax ID 13-1393628 on the Tax Roll of Prince George's County, 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 property

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000303

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

14,889 SQ FT & IMPS VISTA ES-TATES WEST LOT 69 BLK B Assmt \$451,267 Lib and Fl 43101/99 and assessed to DARYL A GAYHARDT and ISAAC ISHAK, also known as 3521 VISTA VERDE DR. BOWIE MD 20721, Tax Account No. 13-1393628.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: **ORDERED**, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

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

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

146366

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff

vs. HILDA R. ABDON; PRINCE GEORGE'S COUNTY,

MARYLAND

AND

AND

erty.

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

300 SYRIA CT FORT WASHINGTON MD 20744

Unknown Owner of the property 300 SYRIA CT described as follows: Property Tax ID 05-0287219 on the Tax Roll of Prince George's County, 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 prop-

Defendants

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

CASE NO.: C-16-CV-24-000275 The object of this proceeding is to

secure the foreclosure of all rights of redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

20,054 SQ FT & IMPS TANTALLON NORTH LOT 18 BLK L Assmt \$350,500 Lib and Fl 7846/793 and assessed to HILDA R. ABDON and EDGARDO M. ABDON, also known as 300 SYRIA CT, FORT WASHINGTON MD 20744, Tax Account No. 05-0287219.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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

LEGALS

Plaintiff

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

vs. JOSE N ORTIZ SORTO: ANA E. RIVAS TOBAR PRINCE GEORGE'S COUNTY, MARYLAND

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

1034 58TH AVE CAPITOL HEIGHTS MD 20743

AND

AND

Unknown Owner of the property 1034 58TH AVE described as follows: Property Tax ID 18-2043685 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000300

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

HEIGHTS LOTS 1 1.12 6,250 SQ. FT. & IMPS NORTH FAIRMONT HEI BLK A Assmt \$280,500 Lib and Fl 39980/568 and assessed to JOSE O N SORTO ET AL, also known as 1034 58TH AVE, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-2043685.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court

for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

vs.

Plaintiff

DUANE E THOMPSON: THE VILLAGE AT COLLINGTON CONDOMINIUM, INC.; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

2167 VITTORIA CT, UNIT 49 BOWIE MD 20721

AND

Unknown Owner of the property 2167 VITTORIA CT, UNIT 49 described as follows: Property Tax ID 13-3439213 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000301

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

PHASE 1 UNIT 49 10,208 SQ FT & IMPS VILLAGE AT COLLING Assmt \$320,833 Lib and Fl 43316/175 and assessed to DUANE E THOMPSON, also known as 2167 VITTORIA CT, UNIT 49, BOWIE MD 20721, Tax Account No. 13-3439213.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this

Order in some newspaper having a general circulation in Prince

three (3) successive weeks on or before the 16th day of February, 2024,

warning all persons interested in the

property to appear in this Court by the 26th day of March, 2024 and re-

deem the property described above and answer the Complaint or there-after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

and clear of all encumbrances

George's

County once a week for

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk 146383 (2-1,2-8,2-15)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Earlene R Cas-

sells, whose address is 8800 Mimosa

Avenue Apt 411, Clinton, MD 20735,

was on January 25, 2024 appointed Personal Representative of the es-

tate of Keith B Cassells, who died on November 12, 2023 without a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-tative or the attorney.

All persons having any objection

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

their objections with the Register of

Wills on or before the 25th day of

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

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

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

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

creditor presents the claims within

two months from the mailing or

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

provided by law, is unenforceable

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

EARLENE R CASSELLS

Personal Representative

CERETA A. LEE

other delivery of the notice.

July, 2024.

the following dates:

decedent's death; or

IN THE ESTATE OF **KEITH B CASSELLS**

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

True Copy—Test: Mahasin El Amin, Clerk 146363 (2-1,2-8,2-15)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALMETA HOUSEY

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

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

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

DARRELL E. HOUSEY, JR Personal Representative CEDETA A LEE

CERETA A. LEE		CERETA A. LE	E	CERETA A. LEE
REGISTER OF W	ILLS FOR	REGISTER OF	Wills For	REGISTER OF WIL
PRINCE GEORGE	s County	PRINCE GEOR	GE'S COUNTY	PRINCE GEORGE'S
P.O. Box 1729		P.O. Box 1729)	P.O. Box 1729
UPPER MARLBO	ro, MD 20773-1729	UPPER MARLE	oro, MD 20773-1729	UPPER MARLBORG
	Estate No. 131989		Estate No. 131967	
146438	(2-8,2-15,2-22)	146439	(2-8,2-15,2-22)	146440
140456	(2-8,2-13,2-22)	140439	(2-6,2-13,2-22)	140440

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

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

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

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.

ASSUMPTA NWUGO Personal Representative

Cereta A. Le Register Of ¹ Prince Geor	Wills For ge's County
P.O. Box 1729 Upper Marle	9 Boro, MD 20773-1729
	Estate No. 132018
146440	(2-8,2-15,2-22)

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

True Copy—Test: Mahasin El Amin, Clerk (2-1, 2-8, 2-15)146362

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF DAVID A. DICKINSON A/K/A DAVID ARTHUR DICKINSON

Notice is given that Aleshia Jackson, whose address is 4906 Newton Avenue North, Minneapolis, Min-nesota 55430, was on February 1, 2024 appointed Personal Representa-tive of the estate of David A. Dickinson a/k/a David Arthur Dickinson who died on October 28, 2023 with a will.

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

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

ALESHIA JACKSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132197 146507 (2-15,2-22,2-29)

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

True Copy—Test: Mahasin El Amir	n, Clerk	True (Maha
146364	(2-1, 2-8, 2-15)	14636

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

Copy—Test: asin El Amin, Clerk (2-1,2-8,2-15)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLOTTE MARIE CHILDRESS

Notice is given that Lisa A. Keller, Capitol Heights, MD 20743, was on February 2, 2024 appointed Personal Representative of the estate of Charlotte Marie Childress who died on November 22, 2023 with a will.

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

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

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

LISA A. KELLER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131907 146508 (2-15,2-22,2-29)

Christine Vaughan, Esq. 1965 Greenspring Dr. Ste 102 Timonium, MD 21093

561-859-9835

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS LEE MARSH

Notice is given that Gloria Maxine Williams, whose address is 11060 Lake Shore Ct, Waldorf, MD 20603, was on February 1, 2024 appointed Personal Representative of the estate of Doris Lee Marsh who died on October 31, 2023 with a will.

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

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

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

GLORIA MAXINE WILLIAMS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132198 (2-15,2-22,2-29) 146509

NOTICE OF APPOINTMENT

(2-1,2-8,2-15)

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF OJIAKO NWUGO

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 22nd day of July, 2024.

Plaintiff

LEGALS

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

BUU V HUYNH; LAN TRUONG; CCO MORTGAGE CORP., FKA AMERICAN HOME FUNDING, INC. MICHAEL M. MASSELLA, TRUSTEE; WILLIAM J. VOGT, TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

4610 25TH AVE MOUNT RAINIER MD 20712

AND

Unknown Owner of the property 4610 25TH AVE described as follows: Property Tax ID 17-1917517 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000304

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

7,033 SQ FT & IMPS NORTH WOODRIDGE LOT 11 BLK A Assmt \$394,467 Lib and Fl 9066/738 and assessed to BUU V HUYNH and LAN TRUONG, also known as 4610 25TH AVE, MOUNT RAINIER MD 20712, Tax Account No. 17-1917517.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a eneral circulation in Prince eorge's County once a week for general three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereMUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC Plaintiff vs. JASON ECKLES; EMPLOYEE'S MARYLAND CREDIT UNION OF BALITMORE,

ORDER OF PUBLICATION

INC. DANIEL LEICHTER, ESQ., TRUSTEE; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

4826 67TH AVE HYATTSVILLE MD 20784

AND

Unknown Owner of the property 4826 67TH AVE described as follows: Property Tax ID 02-0163063 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR

PRINCE GEORGE'S COUNTY CASE NO .: C-16-CV-24-000305

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

7,914 SQ FT & IMPS DEFENSE HEIGHTS LOT 3 BLK R Assmt \$233,067 Lib and Fl 38333/224 and assessed to JASON ECKLES, also known as 4826 67TH AVE. HY-ATTSVILLE MD 20784, Tax Account No. 02-0163063.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for threa (2) curves in a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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 LEGALS

Plaintiff

C/O KENNY LAW GROUP, LLC

GREATER NEW BEGINNING

PRINCE GEORGE'S COUNTY,

All persons having or claiming to

have an interest in the property sit-

uate and lying in Prince George's

Unknown Owner of the property

5109 UPSHUR ST described as fol-

lows: Property Tax ID 02-0121939 on

the Tax Roll of Prince George's

County, the unknown owner's heirs,

devisees, and personal representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

IN THE CIRCUIT COURT OF

MARYLAND FOR

PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-24-000308

\$198,267 Lib and Fl 47868/66 and

assessed to GREATER NEW BE-

GINNING HOMES, INC, also

known as 5109 UPSHUR ST,

BLADENSBURG MD 20710, Tax Ac-

The Complaint states, among other things, that the amounts nec-

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court

for Prince George's County: **ORDERED**, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-

three (3) successive weeks on or be-

fore the 16th day of February, 2024,

warning all persons interested in the

property to appear in this Court by the 26th day of March, 2024 and re-

deem the property described above

and answer the Complaint or there-

after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

(2-1,2-8,2-15)

LEGALS

True Copy—Test: Mahasin El Amin, Clerk

146371

count No. 02-0121939.

of sale has expired.

Defendants

vs.

County and known as:

BLADENSBURG MD 20710

5109 UPSHUR ST

HOMES, INC;

MARYLAND

AND

AND

erty

ORDER OF PUBLICATION ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

> Plaintiff vs. THE ESTATE OF JANET HAZEL BUTLER; PRINCE GEORGE'S COUNTY,

MARYLAND

AND All persons having or claiming to have an interest in the property situate and lying in Prince George's

6703 SUNSET TER LANHAM MD 20706

County and known as:

AND

Unknown Owner of the property 6703 SUNSET TER described as follows: Property Tax ID 20-2181071 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000314

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

JAMES M. BUTLER and JANET HAZEL BUTLER, also known as

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court

for Prince George's County: ORDERED, That notice be given the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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

LEGALS ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

VS. ANGELA V PEARMON; PRINCE GEORGE'S COUNTY, MARYLAND

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

4914 WOODFORD LN UPPER MARLBORO MD 20772

AND

AND

Unknown Owner of the property 4914 WOODFORD LN described as follows: Property Tax ID 15-1770031 on the Tax Roll of Prince George's County, 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 property.

IN THE CIRCUIT COURT OF MARYLAND FOR

Defendants

CASE NO.: C-16-CV-24-000306

redemption in the following prop-erty described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding:

12,680 SQ FT & IMPS NORTH ROB-LEE ACRES LOT 19 BLK B Assmt \$309,900 Lib and Fl 36691/372 and assessed to ANGELA V PEAR-MON, also known as 4914 WOOD-FORD LN, UPPER MARLBORO MD 20772, Tax Account No. 15-1770031.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

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 three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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.

Clerk of the Circuit Court for

rince George's County,

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC Plaintiff

vs.

ESTATE OF EVELYN M. GRIFFITH; PRINCE GEORGE'S COUNTY, MARYLAND

AND

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

5108 WILKINS DR

AND

Unknown Owner of the property 5108 WILKINS DR described as follows: Property Tax ID 06-0500819 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000307

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

10,800 SQ FT & IMPS WALTER HEIGHTS LOT 9 BLK 9 Assmt \$236,533 Lib and Fl 3003/230 and assessed to EVELYN M. GRIFFITH and OSCAR L GRIFFITH, also known as 5108 WILKINS DR, , Tax Account No. 06-0500819.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

MAHASIN EL AMIN

PRINCE GEORGE'S COUNTY The object of this proceeding is to secure the foreclosure of all rights of

of sale has expired. It is thereupon this 22nd day of January, 2024, by the Circuit Court

21,780 SQ FT & IMPS 087 MAP 043 GRID D2 PAR Assmt \$265,167 Lib and Fl 3617/397 and assessed to 6703 SUNSET TER, LANHAM MD 20706, Tax Account No. 20-2181071.

Taxes for Prince George's County and the State of Maryland to the Plaintiff in this proceeding: 4000 SQ FT & IMPS DECATUR HEIGHTS- A BLK 13 Assmt

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

after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk (2-1,2-8,2-15) 146367

and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 146368 (2-1,2-8,2-15)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVA CLACK SMITH

Notice is given that Dayna Smith, whose address is 6593 Skylemar Trail, Centreville, VA 20121, was on January 11, 2024 appointed Personal Representative of the estate of Eva Clack Smith who died on September 23, 2023 with a will.

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

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

DAYNA SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131943 146395 (2-1,2-8,2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARMELA MURLI

Notice is given that Maria Isaja, whose address is 1932 Old Post Road, Crofton, MD 21114, was on January 22, 2024 appointed Personal Representative of the estate of Carmela Murli who died on March 6, 2023 with a will.

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

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

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

MARIA ISAJA Personal Representative

CERETA A. LEE REGISTER OF WII PRINCE GEORGE' P.O. BOX 1729 UPPER MARLBOR		Ce Re Pr P.O Ui
	Estate No. 131795	
146396	(2-1,2-8,2-15)	14

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARGARIDA GERALDO

Notice is given that Manuel Geraldo, whose address is 802 Swan Creek Road, Fort Washington, MD 20744, was on January 23, 2024 ap-pointed Personal Representative of the estate of Margarida Geraldo who died on January 28, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of July 2024 July, 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.

MANUEL GERALDO Personal Representative

CERETA A. LEE REGISTER OF WI	ILLS FOR
Prince George P.O. Box 1729	'S COUNTY
	ro, MD 20773-1729
	Estate No. 130544
146397	(2-1,2-8,2-15)

k of the Circuit Prince George's County, Maryland

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True Copy—Test: Mahasin El Amin, Clerk 146372 (2-1, 2-8, 2-15) True Copy—Test: Mahasin El Amin, Clerk <u>146369</u> (2-1,2-8,2-15)

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Further information can be ob-

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

by contacting the personal represen-

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

their objections with the Register of Wills on or before the 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 under-signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal representative mail or otherwise de-

liver 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.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 130795

(2-1,2-8,2-15)

146436

THEODORE RILEY

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

146400

without a will.

March, 2024.

tative or the attorney.

the following dates:

decedent's death; or

True Copy—Test: Mahasin Él Amin, Clerk (2-1,2-8,2-15) 146370

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

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

KIMBERLY B. HOLLOWAY Personal Representative

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

Estate No.	132069

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ZARLINE ELIZABETH RILEY Notice is given that Theodore Riley, whose address is 2608 Lorring Drive, District Heights, MD 20747, was on September 27, 2023 ap-pointed Personal Representative of the estate of Zarline Elizabeth Riley, who died on September 18, 2023 without a will. Notice is given that Charmaine

pointed Personal Representative of the estate of Michele Renee Ander-son, who died on December 5, 2023 without a will.

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

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 18th day of July, 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 mail or otherwise deliver 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.

CHARMAINE JACKSON Personal Representative

146399

Cereta A. Lee Register Of Wills For Prince George's Count P.O. Box 1729	Y
UPPER MARLBORO, MD 2	0773-1729
Estate	No. 131818

(2-1,2-8,2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELE RENEE ANDERSON

Jackson, whose address is 3824 Re-gency Parkway #T-2, Suitland, MD 20746, was on January 18, 2024 ap-

Further information can be obby contacting the personal representative or the attorney.

COHN, GOLDBERG & DEUTSCH, LLC 099 WINTERSON ROAD, SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales

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

12235 FLETCHERTOWN ROAD BOWIE, MD 20720

By authority contained in a Deed of Trust dated October 21, 2016 and MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 20, 2024 AT 11:30AM

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

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

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

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

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

Plaintiff

LEGALS

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

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

3124 LAUREL AVENUE CHEVERLY, MD 20785

By authority contained in a Deed of Trust dated April 6, 2016 and recorded in Liber 38113, Folio 643, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emer-gency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 20, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by pur-chaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

> > > AND

AND

erty.

5411 SARGENT RD

HYATTSVILLE MD 20782

Unknown Owner of the property

5411 SARGENT RD described as fol-

lows: Property Tax ID 17-1933431 on

the Tax Roll of Prince George's

County, the unknown owner's heirs,

devisees, and personal representa-

tives and their or any of their heirs,

devisees, executors, administrators,

grantees, assigns, or successors in

right, title and interest in the prop-

IN THE CIRCUIT COURT OF

MARYLAND FOR

PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-24-000223

The object of this proceeding is to

secure the foreclosure of all rights of

redemption in the following prop-erty described below in the State of

Maryland, sold by the Collector of

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

5100 SQ FT & IMPS CHILLUM

KNOLLS LOT 13 BLK A Assmt

\$317,733 Lib and Fl 37711/220 and

assessed to MARTHA M. CARTY,

also known as 5411 SARGENT RD,

HYATTSVILLE MD 20782, Tax Ac-

The Complaint states, among other things, that the amounts nec-

essary for redemption have not been paid although more than six

(6) months and a day from the date

It is thereupon this 23rd day of January, 2024, by the Circuit Court

for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

George's County once a week for three (3) successive weeks on or be-

fore the 16th day of February, 2024,

warning all persons interested in the

property to appear in this Court by the 26th day of March, 2024 and re-

deem the property described above and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free

MAHASIN EL AMIN

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

(2-1, 2-8, 2-15)

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

146380

count No. 17-1933431.

of sale has expired.

146358

(2-1,<u>2-8,2-15)</u> 146374

Your Newspaper of Legal Record

vs.

APRYLE L CHENAULT;

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC

RUN HOMEOWNER

Plaintiff

C/O KENNY LAW GROUP, LLC

LEGALS

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

Plaintiff vs.

JOHN P MITCHELL; PRINCE GEORGE'S COUNTY, MARYLAND

MARYLAND

FOREST

ASSOC

ORDER OF PUBLICATION MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

Plaintiff

vs. ESTATE OF MARTHA M. CARTY;

YASMIN CARTY, PERSONAL REP. PRINCE GEORGE'S COUNTY, MARYLAND

ORDER OF PUBLICATION FNA VII LLC C/o Benjamin M. Decker, Esquire

LEGALS

Jason B Denardo Esq

7305 Baltimore Ave Suite 305

College Park, MD 20740

301-277-9171

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Rose Lee Sell-

Notice is given that Rose Lee Sell-man, whose address is 9401 Carol St., Upper Marlboro, MD 20774, was on December 18, 2023 appointed personal representative of the small estate of Serenity Tajjae Sellman, who died on September 29, 2023 without a will.

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

lication of this Notice. All persons having an objection to the probate of

the will shall file their objections with the Register of Wills within six months after the date of publication

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

(1) Six months from the date of the

(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

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

other delivery of the notice.

ROSE LEE SELLMAN

Personal Representative

UPPER MARLBORO, MD 20773-1729

Serving

Prince George's

County

Since 1932

LEGALS

Estate No. 131476

(2-15)

Plaintiff

thereafter.

CERETA A. LEE

P.O. Box 1729

<u>146497</u>

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

of this Notice.

of the following dates:

decedent's death; or

IN THE ESTATE OF SERENITY TAJJAE SELLMAN

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE **COMMISSIONERS**

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on March 28, 2024 will be heard on May 28, 2024. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

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, March 6, 2024 at 7:00 p.m. If you would like to at-tend, the link to the virtual hearing will be available one week prior on BOLC's website at the http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director February 8, 2024

146527 (2-15,2-22)



LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 27, 2024

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

REQUEST FOR CONVERSION

1. t/a Town Hall Restaurant and Liquors, see letter dated December 28, 2023, requesting for the conversion of the Class B+ License to a Class A, Beer,

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

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC

C/O KENNY LAW GROUP, LLC

OAK GROVE HOMEOWNERS AS-

PRINCE GEORGE'S COUNTY,

vs.

MARIE BUTLER

SOCIATION, INC.

MARYLAND

AND

12410 RONALD BEALL RD UPPER MARLBORO MD 20774

AND

Unknown Owner of the property 12410 RONALD BEALL RD described as follows: Property Tax ID 03-0194894 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000311

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

10,348 SQ FT & IMPS VILLAGE OF OAK GRO LOT 41 BLK C Assmt \$331,200 Lib and Fl 32628/407 and assessed to MARIE BUTLER, also known as 12410 RONALD BEALL RD, UPPER MARLBORO MD 20774, Tax Account No. 03-0194894.

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

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 2nd day of April, 2024 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, Maryland

True Copy—Test: Mahasin El Amin, C	lerk
146407	(2-1,2-8,2-15)

AND

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

9115 3RD ST LANHAM MD 20706

AND

Unknown Owner of the property 9115 3RD ST described as follows: Property Tax ID 20-2252237 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000310

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

7,500 SQ FT & IMPS HYNESBORO PARK LOT 8 BLK 2 Assmt \$280,100 Lib and Fl 7382/450 and assessed to JOHN P MITCHELL, also known as 9115 3RD ST, LANHAM MD 20706, Tax Account No. 20-2252237.

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

It is thereupon this 29th day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 2nd day of April, 2024 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, Maryland

True Copy—Test:	,
Mahasin El Amir	Clerk
146406	(2-1,2-8,2-15)

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

PRINCE GEORGE'S COUNTY,

6833 RED MAPLE CT DISTRICT HEIGHTS MD 20747

AND

Unknown Owner of the property 6833 RED MAPLE CT described as follows: Property Tax ID 06-0541102 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000221

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

PLAT 2 2250 SQ FT & IMPS FOR-EST RUN LOT 142 Assmt 227,400 Lib and Fl 8267/279 and assessed to APRYLE L CHENAULT, also known as 6833 RED MAPLE CT, DISTRICT HEIGHTS MD 20747, Tax Account No.06-0541102.

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

It is thereupon this 23rd day of January, 2024, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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, Maryland

True Copy—Test	:
Mahasin Él Amii	n, Clerk
146378	(2-1,2-8,2-15

2806 Reynolda Rd., #208 All persons having or claiming to Winston-Salem, NC 27106 have an interest in the property situate and lying in Prince George's County and known as:

Defendants

(2-1,2-8,2-15)

KYPP, LLC PRINCE GEORGE'S COUNTY, Maryland

AND

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 3664893, 1.31 ACRES & IMPS YOCHELSON SUB LOT 30 ASSMT \$932.800 LIB 29665 FL 655 AND AS-SESSED TO KYPP LLC; KNOWN AS 6420 AARON LN, CLINTON, MD 20735

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

Defendants

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

PRINCE GEORGE'S COUNTY, described as follows: Tax Account No 3664893, 1.31 ACRES & IMPS YOCHELSON SUB LOT 30 ASSMT \$932,800 LIB 29665 FL 655 AND AS-SESSED TO KYPP LLC; KNOWN AS 6420 AARON LN, CLINTON, MD 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid It is thereupon this 5th day of Feb-ruary, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) successive weeks, on or before the 1st day of March, 2024 warning all persons interested in the property to appear in this Court by the 9th day of April, 2024, and redeem the property herein described and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland True Copy—Test: Mahasin El Amin, Clerk 146486 (2-15,2-22.2-29) 146528

Wine, and Liquor License during the renewal period between February 1, 2024, through March 1, 2024. Represented by Robert Kim, Esquire.

TRANSFER OF LOCATION

Harshadkumar Patel, Managing Member/Authorized Person, for a Class A, Beer, Wine and Liquor for the use of Eastover Wine & Spirits, LLC, t/a Apollo Wine & Spirits, 4585 Telfair Blvd, Suite #300A, Camp Springs, 20746, transfer from Eastover Wine & Spirits, LLC, t/a Eastover Liquors, 4909 Indian Head Highway, Oxon Hill, 20745, Harshadkumar Patel, Member-Manager.

TRANSFER

Parsana, D. Pratapray President/Treasurer, Jaspal S. Kaswala, Secretary for a Class A, Beer, Wine and Liquor for the use of Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, transfer from Maxey Liquors, Inc., t/a Maxey Liquors, 7513 Allentown Road, Fort Washington, 20744, Pratapray D. Parsana, President/Secretary/ Treasurer.

Shrev Pareshbhai Patel, Member/Authorized Person, for a Class B(R), Beer, Wine and Liquor for the use of Amay, LLC, t/a King Kong Restaurant, 2350 University Blvd East, Adelphi, 20783, transfer from EWG, LLC, t/a King Kong Restau-rant, 2350 University Blvd, East Adelphi, 20783, Tony Kong, President

Shailesh Ashwin Patel, President, Jignesh Sumanbhai Desai, Vice President, Tarun Ashwin Patel, Secretary/Treasurer for a Class B(BH), Beer, Wine and Liquor for the use of Hariprem Hotels, Inc., t/a Double-Tree Hotel Largo, 9100 Basil Court, Largo, 20774, transfer from Largo Hotel Beverages, LLC, t/a Doubletree by Hilton, 9100 Basil Court, Largo, 20774, Alexander Williams, Member.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 27, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <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
February 8, 2024
5

(2-15,2-22)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LOU THORNE

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

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

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

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

STEVEN THORNE Personal Representative

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

Plaintiff

vs.

ESTATE OF DOROTHY P. GUR-GANIOUS; JAMES H GURGANIOUS; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SENIOR OFFICIAL OF FIELD OF-FICE, TRUSTEE: PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY D WILLIAMS

Notice is given that Joan Williams, whose address is 1208 Shell Duck Court, Upper Marlboro, Maryland 20774, was on January 24, 2024 appointed Personal Representative of the estate of Shirley D Williams who died on December 5, 2023 with a will.

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

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

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

JOAN WILLIAMS . Personal Representative

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

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

NVR MORTGAGE FINANCE, INC.

PRINCE GEORGE'S COUNTY,

JAMES M. SACK, TRUSTEE

MORTGAGE ELECTRONIC

FORMATION SYSTEMS, INC

VS.

MARIAMA SALL;

MARYLAND

AND

Plaintiff

NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GAILYN A GWIN

Notice is given that Joseph R. Irwin, whose address is 9714 Anita Lane, Seabrook, MD 20706, was on January 18, 2024 appointed Personal Representative of the estate of Gailyn A Gwin who died on October 26, 2023 with a will.

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

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

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

JOSEPH R. IRWIN Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131814 (2-8,2-15,2-22) 146449

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that Regina K Mc-Clelland, whose address is 9207 Cheltenham Drive, Brandywine, Maryland 20613, was on February 5, 2024 appointed Personal Representative of the estate of James E McClel-land Sr who died on September 27, 2023 with a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of Au-gust, 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. Ćlaim forms may be obtained from the Register of Wills.

REGINA K MCCLELLAND Personal Representative

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

THIS COULD BE YOUR AD! Call 301-627-0900 for a quote.

LEGALS **ORDER OF PUBLICATION**

MUNICIPAL INVESTMENTS, LLC C/O KENNY LAW GROUP, LLC

vs.

DARRELL COLLINS; EVETTE COLLINS ROLLINSDALE HOMEOWNERS ASSOCIATION. INC PRINCE GEORGE'S COUNTY, MARYLAND

vs. ROSEMARIE DAVIS:

LAKISHA EARLY **CONTINA EARLY** PRINCE GEORGE'S COUNTY, MARYLAND

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC

Plaintiff

AND

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD CLAUDELL PRATT

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

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

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

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

MARGARET LOMAX Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132200

(<u>2-15,2-22,2-29)</u> 146511

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHELLE JEAN BROWN

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

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GARY EDSEL COOPER

Notice is given that SUSAN ANN LADUE, whose address is 38210 Zane Court, Mechanicsville, MD 20659, was on February 1, 2024 appointed Personal Representative of the estate of Gary Edsel Cooper who died on December 6, 2023 with a will

Further information can be 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 1st day of August, 2024.

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

SUSAN ANN LADUE Personal Representative

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF IVEY RAY BRYANT

Notice is given that Germain Bryant, whose address is 3589 Holborn Place, Frederick, Maryland 21704, was on February 1, 2024 appointed Personal Representative of the estate of Ivey Ray Bryant, who died on March 24, 2023 without a will.

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

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

Plaintiff

TOWNHOUSE

C/O KENNY LAW GROUP, LLC

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

6426 WHITE OAK AVE TEMPLE HILLS MD 20748

AND

AND

Unknown Owner of the property 6426 WHITE OAK AVE described as follows: Property Tax ID 06-0418558 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000315

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

10,000 SQ FT & IMPS GLEN OAKS LOT 8 BLK C Assmt \$267.267 Lib and Fl 5822/415 and assessed to DOROTHY P. GURGANIOUS and IAMES H GURGANIOUS, also known as 6426 WHITE OAK AVE, TEMPLE HILLS MD 20748, Tax Account No. 06-0418558.

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

It is thereupon this 22nd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem 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, Maryland

True Copy—Test Mahasin El Amir	
146373	(2-1,2-8,2-15)

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

9012 ARMSTRONG LN UPPER MARLBORO MD 20772

AND

Unknown Owner of the property 9012 ARMSTRONG LN described as follows: Property Tax ID 06-5661673 on the Tax Roll of Prince George's County, 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 property.

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO .: C-16-CV-24-000219

Defendants

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

PLAT 7 2,160 SQ FT & IMPS CABIN BRANCH VILLA LOT 19 BLK I Assmt \$436,033 Lib and Fl 46842/536 and assessed to MARIAMA SALL and, also known as 9012 ARMSTRONG LN, UPPER MARLBORO MD 20772, Tax Account No. 06-5661673.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date

It is thereupon this 23rd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be-fore the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and rethe 26th day of March, 2024 and re-deem the property described above and answer the Complaint or there-after a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

Mahasin El Amir	: 1, Clerk
146376	(2-1,2-8,2-15)

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

5503 ROLLINS LN CAPITOL HEIGHTS MD 20743

AND

AND

Unknown Owner of the property 5503 ROLLINS LN described as follows: Property Tax ID 18-2005320 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000222

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

1500 SQ FT & IMPS ROLLINSDALE LOT 18 Assmt \$193,733 Lib and Fl 0/0 and assessed to DARRELL COLLINS and EVETTE COLLINS. also known as 5503 ROLLINS LN. CAPITOL HEIGHTS MD 20743, Tax Account No.18-2005320.

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

It is thereupon this 23rd day of January, 2024, by the Circuit Court

for Prince George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN

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

True Copy—Test Mahasin El Amir	
Mahasin Él Amir	ı, Clerk
146379	(2-1,2-8,2-15)

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

104 CANYON PL CAPITOL HEIGHTS, MD 20743

AND

Unknown Owner of the property 104 CANYON PL described as follows: Property Tax ID 18-2079283 on the Tax Roll of Prince George's County, 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 property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-24-000216

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

6,892 SQ FT & IMPS PEPPER MILL VILLAG LOT 24 BLK H Assmt \$282,600 Lib and Fl 12782/405 and assessed to ROSEMARIE DAVIS and LAKISHA EARLY, also known as 104 CANYON PL, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-2079283.

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

It is thereupon this 23rd day of January, 2024, by the Circuit Court for Prince George's County: ORDERED, That notice be given

by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 16th day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:	
Mahasin Él Amin	, Clerk
146377	(2-1,2-8,2-15)

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.

SHANIKA M BROWN Personal Representative

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

Estate No. 132034

<u>146525</u> (2-15,2-22,2-29)

LEGALS

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

In The Estate Of: IONA MAE HARDESTY Estate No.: 130581

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Alfred J. Szczerbicki for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 19, 2024 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 146455

(2-8.2-15)

their objections with the Register of Wills on or before the 1st day of August, 2024.

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

GERMAIN BRYANT Personal Representative

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

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

THE PRINCE **GEORGE'S** POST Call 301-627-0900

Fax

301-627-6260

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

805 GLACIER AVENUE CAPITOL HEIGHTS, MARYLAND 20743

By virtue of the power and authority contained in a Deed of Trust from Christine E Mcgilvery and Shelvia L Mcgilvery, dated September 7, 2005, and recorded in Liber 22960 at folio 342 among the Land Records of PRINCE recorded in Liber 22960 at folio 342 among the Land Records of FRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

FEBRUARY 20, 2024

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$33,000.00 at the time of sale. If the noteholder and / or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts sur-vive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 2013.35670) 2013-35670)

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

146359

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

5012 54TH AVENUE HYATTSVILLE, MARYLAND 20781

By virtue of the power and authority contained in a Deed of Trust from Victoria G. Puma, dated March 21, 2007, and recorded in Liber 28090 at folio 586 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

FEBRUARY 27, 2024

AT 9:30 AM

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

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

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

LAURA H.G. O'SULLIVAN, ET AL., Substitute Trustees, by virtue of an instrument recorded

in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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

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 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 Payment Authority of Pairson Contest 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: 2/26/2024.

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

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

2005	ΤΟΥΟΤΑ	COROLLA- MATRIX	VA	UXC6155	2T1KR32EX5C403277
2009	JAGUAR	FX	MD	KL0VE	SAJWA07C691R40688
2020	BUICK	ENCORE	MD	6EE5537	KL4CJASB6LB004541

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

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

2015	BMW	X6			5YMKW8C59F0G93618
2010	FREIGHTLINER	SPRINTER			WDYPE8CCXA5459405
2003	MERCEDES-BEN	IZ CLK			WDBTJ65J63F057107
1990	CHEVROLET	EXPRESS	MD	9EB4323	1GBEG25K117140176

LEGALS

(2-15)

TOWN OF UNIVERSITY PARK

LEGISLATIVE RESOLUTION

24-0-01

On February 5, 2024, the Common

Council adopted, and on February

7, 2024 the Mayor signed, Legisla-

tive Resolution 24-O-01, to amend

Chapter 9 "Traffic and Vehicles", by

repealing and re-enacting §9-104,

"Parking", of the Code of Ordi-

nances of the Town of University

Park to prohibit parking on the east

side of 44th Avenue for a distance of

30 feet north of its intersection with

A copy of the Legislative Resolu-

tion shall be posted on the entrance

to the University Park Town Hall, 6724 Baltimore Avenue, University

Park, MD 20782 until February 17,

2024. The ordinance will take effect

on February 25, 2024, unless peti-

tioned to referendum in a manner

MAYOR AND COMMON

COUNCIL

TOWN OF UNIVERSITY PARK

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

Jacob Deaven, Esquire

Parker, Simon, & Kokolis, LLC

110 N. Washington Street, Suite 500

Rockville, MD 20850

301-656-5775

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Kokolis, Esquire, whose address is 110 N. Washington Street, #500,

Rockville, Maryland 20850, was on

January 31, 2024 appointed personal representative of the small estate of Willie Lester Johnson, Jr., who died on November 26, 2022 without a will.

Further information can be ob-

tained by reviewing the estate file in

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

All persons having 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

(1) Six months from the date of the

(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

Any claim not served or filed

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

THOMAS J KOKOLIS, ESQUIRE

(2-15)

Personal Representative

other delivery of the notice.

of the following dates:

decedent's death; or

WILLIE LESTER JOHNSON, JR. Notice is given that Thomas J

(2-15)

Underwood Street.

prescribed by law.

146539

TOWN OF UNIVERSITY PARK LEGISLATIVE RESOLUTION 24-0-02

On February 5, 2024, the Common Council adopted, and on February 7, 2024 the Mayor signed, Legislative Resolution 24-O-02, which amends 23-O-03, Fiscal Year 2024 Budget Ordinance, to make adjustments based on a mid-vear analysis of the Fiscal Year 2024 Budget and to reflect Council's determination to use ARPA funds to pay certain Town general fund expenses during FY 2024 in order to insure that the said funds are encumbered and paid by December 31, 2024, and to retain the Town's commitment to fund the SWM Design & Engineering, Town Hall, and Park Upgrades projects by moving the projects into the Reserved/Designated section of the Budget.

A copy of the Amended Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 17, 2024. The ordinance will take effect on February 25, 2024, unless petitioned to referendum in

By: Joel T. Biermann, Mayor

146533

LEGALS

(2-1, 2-8, 2-15)

<u>146413</u>

LEGALS

TOWN OF LANDOVER HILLS ANNEXATION RESOLUTION AND PUBLIC HEARING

RESOLUTION (R-01-2024), A RESOLUTION OF THE MAYOR AND

COUNCIL OF LANDOVER HILLS TO ENLARGE THE CORPORATE

BOUNDARIES OF THE TOWN OF LANDOVER HILLS BY ANNEXING

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4816 HARCOURT ROAD UNIT #23 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Yolanda Alexander aka Yoland Alexander, dated January 27, 2006, and recorded in Liber 24493 at folio 118 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

FEBRUARY 27, 2024

AT 9:31 AM

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

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

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

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

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

INTO THE TOWN CERTAIN PROPERTY CONTIGUOUS AND ADJOIN-ING TO THE TOWN'S EXISTING CORPORATE BOUNDARIES, CONSIST-ING OF THOSE PROPERTIES LOCATED SOUTHEAST OF ANNAPOLIS ROAD COMMONLY REFERRED TO AS THE CVS PHARMACY (TAX AC-COUNT NO .: 20-2190536), THE COMMUNITY SHOPPING CENTER (TAX ACCOUNT NO.: 20-2190544 AND TAX ACCOUNT NO.: 20-2190510), EBENEZER CHURCH OF GOD (TAX ACCOUNT NO .: 20-2190528), AS-CENSION LUTHERAN CHURCH (TAX ACCOUNT NO .: 20-3308756), THE POST OFFICE (TAX ACCOUNT NO.: 20-2180230), TACO BELL (TAX AC-COUNT NO .: 20-217072), MEDICAL CENTER (TAX ACCOUNT NO .: 202221125), BANK OF AMERICA (TAX ACCOUNT NO .: 20-22131106), PAR-CEL C (SHA PROPERTY; TAX ACCOUNT NO.: 20-2170629) AND POR-TIONS OF ARDWICK-ARDMORE ROAD (50,683 S.F.), BUCHANAN STREET (41,305 S.F.) AND CHESAPEAKE ROAD (36,744 S.F.), ALL OF WHICH COMPRISES ± 17.2025 ACRES.

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

(2-1<u>5,2-22)</u> 146537

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County for violation of County Ordinance pro-hibiting 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: 2/27/2024.

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

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

1989	BMW	3251	MD	463Z60	WBAAD230XK8848548
2006	JEEP	LIBERTY	DC	GR8982	1J4GL48K46W256242
2008	INFINITI	FX35	MD	UEE5186	JNRAS08WX8X203827
2003	GMC	YUKON	MD	9DG4107	1GKEK63U33J238932
1998	HONDA	ACCORD	DC	GM6012	1HGCG2252WA034829

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

2000	PLYMOUTH	NEON	VA	VWH3140	1P3ES46C8YD505345
1997	FORD	E150	DC	ENV5911	1FDEE1463VHA27967
2006	CHRYSLER	TOWN&			
		COUNTRY	VA	TZE5741	1A4GP44R56B565071
2010	ACURA	TL	MD	9FSH76	19UUA9F55AA004127
2004	FORD	FREESTAR	VA	UTG7966	2FMZA50634BA97880
2002	BMW	325I	DC	FK2733	WBAEV33432KL57376
2006	FORD	FUSION	VA	VBE1918	3FAFP07196R107163
2010	CADILLAC	SRX	VA	TWR6347	3GYFNEEYXAS503711

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

2008 NISSAN	ALTIMA	VA	TUT8205	1N4AL21E88N408753
146540				(2-15)

a manner prescribed by law. Suellen M. Ferguson, Esq Town Attorney MAYOR AND COMMON

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

Suellen M. Ferguson, Esq. Town Attorney

<u>146532</u>

LEGALS

(2-15)

Jacob Deaven, Esquire Parker, Simon, & Kokolis, LLC 110 N. Washington Street, Suite 500 Rockville, MD 20850 301-656-5775

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KEYA N. BEALE

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on November 9, 2023 appointed per-sonal representative of the small estate of Keya N. Beale, who died on April 2, 2021 without a will.

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

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.

THOMAS J KOKOLIS, ESQUIRE Personal Representative

CERETA A. LEE CERETA A. LEE REGISTER OF WILLS FOR REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY PRINCE GEORGE'S COUNTY P.O. Box 1729 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 UPPER MARLBORO, MD 20773-1729 Estate No. 127570 Estate No. 122217 146505 (2-15)146506

146414

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

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

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

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff,

vs.

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

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

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

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

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

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

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince Ğeorge's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court

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

50 Citizens Way Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff, vs.

Ralph Lecount Hodge, Trustee of the Ralph Hodge Revocable Trust; The Ralph Hodge Revocable Trust; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 Fl 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 Fl 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000373 (TAX SALE)

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

described as Chapel Hill 20,908.0000 Sq.Ft. Assmt \$60,500 Map 132 Grid C4 Par 116 Lib 43390 Fl 245 and being identified on the Tax Roll as Parcel ID: 05-0277228, and which may be known as 12510 Livingston Rd., Fort Washington, MD 20744.

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

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

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

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

LEGALS

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

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff, vs.

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

Defendants.

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

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

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

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

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

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

LM File No.: 1751-00035-Insight Real Estate, LLC LEWIS MCDANIELS, LLC 50 Citizens Way

Suite 305

ORDER OF PUBLICATION

VS.

Tanek L. Jenkins; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Near Silesia A L1 Par 25 -researc Hed 2012- 2.4700 Acres. & Imps. Assmt \$126,767 Map 122 Grid D3 Par 025 Lib 36124 Fl 561 and being identified on the Tax Roll as Parcel ID: 05-5522787, and which may be known as Vacant lot on Riverview Rd., Fort Washington, MD 20744, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as Near Silesia A L1 Par 25 researc Hed 2012- 2.4700 Acres. & Imps. Assmt \$126,767 Map 122 Grid D3 Par 025 Lib 36124 Fl 561 and being identified on the Tax Roll as Parcel ID: 05-5522787, and which may be known as Vacant lot on Riverview Rd., Fort Washington, MD 20744,

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-000371 (TAX SALE)

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

described as Near Silesia A L1 Par 25 -researc Hed 2012- 2.4700 Acres. & Imps. Assmt \$126,767 Map 122 Grid D3 Par 025 Lib 36124 Fl 561 and being identified on the Tax Roll as Parcel ID: 05-5522787, and which may be known as Vacant lot on Riverview Rd., Fort Washington, MD 20744.

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

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

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

LEGALS

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

50 Citizens Way Suite 305 Frederick, Maryland 21701

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff, vs.

Adam K. Bernstein; Alison M. Bernstein; Brian H. Bernstein; The testate and intestate successors of Norman Bernstein, deceased and all persons claiming by, through, or under the decedent; Richard D. Bernstein; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 18,893.0000 Sq.Ft. Tan-tallon South - Lot 13 Blk J Assmt \$96,700 Lib 07686 Fl 060 and being identified on the Tax Roll as Parcel ID: 05-0409854, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744, the unknown owner's heirs. devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as 18,893.0000 Sq.Ft. Tanta-llon South - Lot 13 Blk J Assmt \$96,700 Lib 07686 Fl 060 and being identified on the Tax Roll as Parcel ID: 05-0409854, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744, Defendants.

In the Circuit Court for

Prince George's County, Maryland

Case No. C-16-CV-24-000376

(TAX SALE)

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

redemption in the following prop-

erty situate in Prince George's

County, Maryland, sold by the Col-lector of Taxes for the Prince George's County, Maryland, and the

described as 18,893.0000 Sq.Ft. Tan-tallon South - Lot 13 Blk J Assmt

\$96,700 Lib 07686 Fl 060 and being

identified on the Tax Roll as Parcel

ID: 05-0409854, and which may be

known as Vacant lot on E Swan Creek Rd., Fort Washington, MD

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not

It is thereupon this 29th day of

January, 2024, by the Circuit Court

for Prince George's County, Mary-

ORDERED, that notice be given

by the insertion of a copy of this

Order in some newspaper having general circulation in Prince

George's County, Maryland, once a

State of Maryland:

20744.

been paid.

land,

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

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

ORDER OF PUBLICATION

Insight Real Estate, LLC, Plaintiff, VS.

Adam K. Bernstein; Alison M. Bernstein; Brian H. Bernstein; The testate and intestate successors of Norman Bernstein, deceased, and all persons claiming by, through, or under the decedent; Richard D. Bernstein; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 18,520.0000 Sq.Ft. Tan-tallon South - Lot 14 Blk J Assmt \$96,700 Lib 07686 Fl 060 and being identified on the Tax Roll as Parcel ID: 05-0409862, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744, the unknown owner's heirs. devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, de-scribed as 18,520.0000 Sq.Ft. Tanta-llon South - Lot 14 Blk J Assmt \$96,700 Lib 07686 Fl 060 and being identified on the Tax Roll as Parcel ID: 05-0409862, and which may be known as Vacant lot on E Swan Creek Rd., Fort Washington, MD 20744.

Defendants.

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

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

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

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

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

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

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

(2-8,2-15.2-22)

Defendants.

Frederick, Maryland 21701

Insight Real Estate, LLC, Plaintiff,

by the 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

146418 (2-8,2-15.2-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THELMA C ROSS

Notice is given that Sandra Maria Smith, whose address is 7919 Cawker Ave, Lanham, MD 20706, was on January 24, 2024 appointed Personal Representative of the estate of Thelma C Ross, who died on October 15, 2023 without a will.

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

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

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

SANDRA MARIA SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-172

Estate No. 13 146441(2-8,2-15,2-

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

146419 (2-8,2-15.2-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHNNA ROBINSON

Notice is given that Jawanza C. Robinson, whose address is 704 Trenary Circle, Ft Washington, MD 20744, was on January 25, 2024 ap-pointed Personal Representative of the estate of Johnna Robinson, who died on December 20, 2023 without a will.

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

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

JAWANZA C. ROBINSON Personal Representative

729	Cereta A. Lee Register Of Wil Prince George's P.O. Box 1729 Upper Marlbor		CERETA A. LEE REGISTER OF WILI PRINCE GEORGE'S P.O. BOX 1729 UPPER MARLBORC
1521		Estate No. 131998	
2-22)	146442	(2-8,2-15,2-22)	146443

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

True Copy—Test: Mahasin El Amin, Clerk

146420 (2-8,2-15.2-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LORITA MILLER

Notice is given that Rita A. Miller, Washington, DC 20019, was on Jan-uary 10, 2024 appointed Personal Representative of the estate of Lorita Miller, who died on Novem-ber 25, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of July, 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.

RITA A. MILLER Personal Representative

ls For
5 COUNTY
o, MD 20773-1729
Estate No. 131926
(2-8,2-15,2-22)

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

True Copy—Test: Mahasin El Amin, Clerk

(2-8,2-15.2-22) <u>146417</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PATRICIA MARIE FARLAND

Notice is given that Linda Muir, whose address is 8508 Woodside Court, Lanham, MD 20706, was on January 24, 2024 appointed Personal Representative of the estate of Patri-cia Marie Farland who died on March 17, 2022 with a will.

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

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

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

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

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

LINDA MUIR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128430 146454 (2-8.2-15.2-22)

week for three (3) consecutive weeks, the last insertion on or before the 23rd day of February, 2024, warning all persons interested in the property to appear in this Court by the 26th day of March, 2024, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to the property, and vesting in the plaintiff a title free and clear of all encumbrances

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

True Copy—Test: Mahasin El Amin, Clerk

(2-8,2-15.2-22) 146421

True Copy—Test: Mahasin El Amin, Clerk

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: VANESSA RENEA HOWARD

Estate No.: 128509

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Toni R. Na-tion for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 21, 2024 at 10:30 A.M.

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

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

146457

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 146458

(2-8, 2-15)



(2-8,2-15)

146422 LEGALS

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

GEORGE CLARE Estate No.: 119471

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-tition has been filed by Brian M. Spern for judicial probate of the copy of the will dated <u>February 18,</u> 2015, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 14, 2024 at** 10:30 A.M.

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERT C FORD

Notice is given that Ngoc-Anh Tran, whose address is 9808 Lake Pointe Court Unit 203, Largo, MD 20774, was on November 2, 2023 appointed personal representative of the small estate of Albert C Ford who died on October 7, 2023 with a will.

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

All persons having any objection to the appointment 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.

NGOC-ANH TRAN Personal Representative

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

Estate No. 131228

<u>146492</u> (2-15)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

THOMAS FRANCIS BRODERICK

Notice is given that Nancy C Munroe, whose address is 209 Pine

Street, Stoughton, MA 02072, was on January 12, 2024 appointed Personal Representative of the estate of

IN THE ESTATE OF

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEARLEAN LENA HEMPHILL

Notice is given that Mary Hemphill, whose address is 2104 Whispering Willow Court, Temple Hills, MD 20748, was on November 9, 2023 appointed personal representative of the small estate of Learlean Lena Hemphill who died on March 3, 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 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.

MARY HEMPHILL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 120573

<u>146493 (2-15)</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **KATHERINE MATTIE PUGH**

Notice is given that Helen M Quander-Williford, whose address is 3603 Dunlap Street, Temple Hills, Maryland 20748, was on January 31, 2024 appointed Personal Representative of the estate of Katherine Mattie Pugh, who died on October 10, 2023 without a will.

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY ELLEN LLOYD

Notice is given that Ricardo Thorne, whose address is 18434 Brooke Road, Sandy Springs, MD 20860, was on December 22, 2023 appointed personal representative of the small estate of Mary Ellen Lloyd who died on June 21, 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 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.

RICARDO THORNE Personal Representative

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

Estate No. 121498 146494 (2-15)

Serving

Prince George's County Since 1932

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LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF YVES ROBERT ROULEAU

Notice is given that Thomas

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KENNETH VON BARGEN**

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

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

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

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

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

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

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

BARBARA WHITE MORTON Personal Representative

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DENNIS GENE CURRY

Notice is given that Laura Edmondson, whose address is 8902 Oak Lane, Fort Washington, MD 20744, was on February 2, 2024 appointed personal representative of the small estate of Dennis Gene Curry who died on December 2, 2023 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOANN LEE DOYLE

Notice is given that Dawn Wolf, whose address is 7723 Fisher Drive, Falls Church, VA 22043, was on February 5, 2024 appointed Personal Representative of the estate of Joann Lee Doyle who died on November 10, 2023 with a will.

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

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

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

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

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

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

DAWN WOLF Personal Representative

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF AUDREY D WRIGHT

Notice is given that Besita Wyche, whose address is 6804 Green Cove Court, Upper Marlboro, MD 20772, was on January 4, 2024 appointed personal representative of the small estate of Audrey D Wright, who died on November 23, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L KNIGHT

Notice is given that Janet L Tull, whose address is 6313 George Island Landing Rd, Stockton, MD 21864, was on February 1, 2024 appointed Personal Representative of the estate of Mary L Knight who died on January 7, 2024 with a will.

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

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

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

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

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

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

JANET L TULL Personal Representative

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BERNARD ROBERT HACKETT SR

Notice is given that Jeannette Hackett, whose address is 407 Bentwood Drive, Fort Washington, MD 20744, was on January 17, 2024 appointed personal representative of the small estate of Bernard Robert Hackett Sr, who died on November 19, 2023 without a will.

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

Thomas Francis Broderick who died on February 28, 2023 with a will.

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

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

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

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

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

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

NANCY C MUNROE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129558 146516 (2-15,2-22,2-29) Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of July, 2024.

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

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

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

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

HELEN M QUANDER-WILLIFORD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131462 146524 (2-15,2-22,2-29) George Stratton, whose address is 1532 Patuxent Manor Road, Davidsonville, MD 21035, was on February 1, 2024 appointed personal representative of the small estate of Yves Robert Rouleau who died on February 16, 2022 with a will.

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

All persons having 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.

THOMAS GEORGE STRATTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128645 146496 (2-15) 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.

LAURA EDMONDSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131707 146495 (2-15) 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.

BESITA WYCHE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131733

146498 (2-15)

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.

JEANNETTE HACKETT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131688 146499 (2-15)

The Prince George's Post

IT PAYS TO

ADVERTISE! Call Brenda Boice at

301-627-0900

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGELA NICOLE COCKRELL

Notice is given that Lauren Cockrell, whose address is 10300 Lynn Ric Drive, Upper Marlboro, MD 20772, was on December 13, 2023 appointed personal representative of the small estate of Angela Nicole Cockrell, who died on April 5, 2023 without a will.

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

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

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

LAUREN COCKRELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 129395

(2-15)

146500

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DENARD JOSEPH SOUTHALL

Notice is given that Bonita Truesdale, whose address is 16 Bristoe Station Road, Taneytown, MD 21787, was on January 30, 2024 ap-pointed Personal Representative of

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERMAN ALLEN WHITE

Notice is given that Sheronda C Payne-Phillips, whose address is 6360 Stonewain Court, Fort Washinton, MD 20744, was on February 5, 2024 appointed personal represen-tative of the small estate of Sherman Allen White, who died on September 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 represen-tative or the attorney.

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

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

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

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

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

SHERONDA C PAYNE-PHILLIPS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131204 146501 (2-15)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEROY LAFAYETTE MILLS

Notice is given that Robin A Collick, whose address is 16806 Village Drive West, Upper Marlboro, MD 20772, was on February 5, 2024 ap-pointed Personal Representative of

SMALL ESTATE NOTICE OF APPOINTMENT

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **ROZELLIA E HURT** AKA: ROZELLIA ELAINE HURT

Notice is given that Tyrone Hurt, whose address is P O Box 1468, Bowie, MD 20717, was on December 20, 2018 appointed personal repre-sentative of the small estate of Rozellia E Hurt AKA: Rozellia Elaine Hurt, who died on June 30, 2018 without a will.

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

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

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

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

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

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

TYRONE HURT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 112209

146502	(2-15)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUE ADDIE CULBREATH

Notice is given that David Culbreath, whose address is 7315 Wood Hollow Terrace, Ft. Washington, MD 20744, was on January 26, 2024 appointed Personal Representative

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSA ESPERANZA GUZMAN

Notice is given that Josue Guzman, whose address is 1301 Travis View Court, Gaithersburg, MD 20879, was on December 21, 2023 appointed personal representative of the small estate of Rosa Esperanza Guzman, who died on December 5, 2023 without a will.

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

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

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

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

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

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

JOSUE GUZMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131753 146503 (2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCOISE EBENDENG

Notice is given that Marie Minette without a will.

Further information can be ob tained by reviewing the estate file in the office of the Register of Wills or

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LISA N CLEVELAND

Notice is given that Brenda Bland, whose address is 1811 Tobias Dr SE Washington, DC 20020, was on Feb ruary 5, 2024 appointed personal representative of the small estate of Lisa N Cleveland, who died on September 2, 2023 without a will.

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

All persons having any objection to the appointment 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.

BRENDA BLAND Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131178

146504 (2-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALIEU NIIE

Notice is given that Tedditashae Payton, whose address is 15205 Jenkins Ridge Road, Bowie, MD 20721, was on January 18, 2024 appointed Personal Representative of the estate of Alieu Nije, who died on June 5, 2023 without a will.

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that Kathleen Marie Dumhart, whose address is 11406 Horseshoe Trail, Lusby, MD 20657, and Joyce Lynn Wood, whose address is 8440 Ice Crystal Drive, Unit K, Laurel, MD 20723, were on No-vember 8, 2023 appointed Co-Per-sonal Representatives of the estate of Vincent Orville Ganley Jr who died on October 3, 2023 with a will.

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

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

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

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

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

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

KATHLEEN MARIE DUMHART JOYCE LYNN WOOD Co-Personal Representatives

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 131221 146517 (2-15,2-22,2-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF UAIDA D MASON

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

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of August, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal 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:

Atyam Ebendeng, whose address is 4519 Quid Place, Capitol Heights, MD 20743, was on January 30, 2024 appointed Personal Representative of the estate of Francoise Ebendeng, who died on February 21, 2023

the estate	of Denard Joseph ho died on November	the estate of	Leroy Lafayette Mills, October 18, 2023 with-	appointed Personal Representative of the estate of Lue Addie Cul- breath, who died on July 8, 2023	by contacting the personal represen- tative or the attorney.	tative or the	2
29, 2021 with Further in tained by rev the office of	nout a will. formation can be ob- viewing the estate file in the Register of Wills or g the personal represen-	out a will. Further in tained by rev the office of	formation can be ob- iewing the estate file in the Register of Wills or 3 the personal represen-	without a will. Further information can be ob- tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of July, 2024.	to the appoi bate of the do their objectic Wills on or July, 2024.	s having any objection ntment (or to the pro- cedent's will) shall file ons with the Register of before the 18th day of
to the appoint bate of the d their objection	is having any objection intment (or to the pro- ecedent's will) shall file ons with the Register of before the 30th day of	to the appoi bate of the de their objectio	s having any objection ntment (or to the pro- ecedent's will) shall file ons with the Register of efore the 5th day of Au-	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 26th day of July, 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:	the decedent to the under sentative or of Wills with	having a claim against must present the claim signed personal repre- file it with the Register n a copy to the under- or before the earlier of g dates:
the decedent	n having a claim against t must present the claim rsigned personal repre-	the decedent	n having a claim against must present the claim signed personal repre-	Any person having a claim against the decedent must present the claim to the undersigned personal repre-	(1) Six months from the date of the decedent's death; or	decedent's d	,
sentative or of Wills wit	file it with the Register h a copy to the under- or before the earlier of	sentative or of Wills with	file it with the Register n a copy to the under- or before the earlier of	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:	 (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 claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the creditor presents the claim will be barred unless the claim will be barred will be barred		on the after the personal ve mails or otherwise e creditor a copy of this otice or other written written the creditor that
(1) Six mor decedent's d	oths from the date of the leath; or	(1) Six mon decedent's d	ths from the date of the eath; or	(1) Six months from the date of the decedent's death; or			ll be barred unless the sents the claims within
representati	onths after the personal ve mails or otherwise	representativ	onths after the personal ve mails or otherwise	(2) Two months after the personal representative mails or otherwise	two months from the mailing or other delivery of the notice.		from the mailing or y of the notice.
published r notice, notif the claim w creditor pre- two months	the creditor a copy of this notice or other written fying the creditor that ill be barred unless the sents the claims within a from the mailing or ry of the notice.	published n notice, notif the claim wi creditor pres two months	e creditor a copy of this otice or other written ying the creditor that Il be barred unless the sents the claims within from the mailing or y of the notice.	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 action	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.	or before tha provided by thereafter. C	t presented or filed on t date, or any extension law, is unenforceable laim forms may be ob- the Register of Wills.
A claim no	by presented or filed on the date, or any extension	A claim no	t presented or filed on t date, or any extension	other delivery of the notice. A claim not presented or filed on or before that date, or any extension	MARIE MINETTE ATYAM EBENDENG Personal Representative		HAE PAYTON epresentative
provided by thereafter. C	laim forms may be ob- the Register of Wills.	provided by thereafter. C	law, is unenforceable laim forms may be ob- the Register of Wills.	provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729	Cereta A. Le Register Of Prince Geor P.O. Box 172	Wills For ge's County
	TRUESDALE Representative		COLLICK Representative	DAVID CULBREATH Personal Representative	Upper Marlboro, MD 20773-1729		30RO, MD 20773-1729
CERETA A. LI		CERETA A. LE		Cereta A. Lee	Estate No. 131867		Estate No. 132005
P.O. Box 172	ge's County	REGISTER OF PRINCE GEOR P.O. BOX 172 UPPER MARL	ge's County	Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	146521 (2-15,2-22,2-29)	<u>146522</u>	(2-15,2-22,2-29)
	Estate No. 123941		Estate No. 132097	Estate No. 132039	THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,	PRINCE G	HANS' COURT FOR EORGE'S COUNTY,
146518	(2-15,2-22,2-29)	<u>146519</u>	(2-15,2-22,2-29)	146520 (2-15,2-22,2-29)	MARYLAND P.O. Box 1729		I ARYLAND O. Box 1729
					Upper Marlboro, Maryland 20773	Upper Marl	boro, Maryland 20773
					In The Estate Of:	In 7	The Estate Of

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

In The Estate Of: DEBBIE ANN SPENCER Estate No.: 129961

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Anna L. Spencer for judicial probate for the appointment of a personal represen-

tative. A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 25, 2024 at** 10:30 A.M

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 146471 (2-8,2-15)

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a pe-tition has been filed by David Cleveland for judicial probate for the

appointment of a personal representative A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on March 27, 2024 at 10:30 A.M.

In The Estate Of:

PATRICIA CLEVELAND

Estate No.: 129689

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

146469

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

(2-8,2-15)

146466

(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.

SARAH JACKSON Personal Representative

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

Estate No. 131536 <u>146523</u> (2-15,2-22,2-29)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JUAN CARLOS FIGUEROA

Estate No.: 130341

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **March 27, 2024 at** 10:30 A.M.

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

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

(2-8,2-15)

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