

LEGALS

Paulette Lundy, Esq.
8825 Stanford Blvd., Suite 140
Columbia, MD 21045
410-405-7997

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FATIMA PORTER-EL

Notice is given that Kenya Porter-El, whose address is 8005 Capistrano Place, Alexandria, VA 22309, was on April 10, 2024 appointed Personal Representative of the estate of Fatima Porter-El, who died on April 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.

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.

KENNYA PORTER-EL
Personal Representative

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

Estate No. 129197

147078 (4-25,5-2,5-9)

Jacob Deaven, Esquire
Parker, Simon, & Kokolis, LLC
110 N. Washington Street, Suite 500
Rockville, MD 20850
301-656-5775

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHEN MOORE

Notice is given that Thomas J Kokolis, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on April 9, 2024 appointed Personal Representative of the estate of Stephen Moore, who died on February 14, 2022 without a will.

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

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.

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. 127186

147079 (4-25,5-2,5-9)

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**

**1619 ROOSEVELT AVENUE
HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated February 9, 2007 and recorded in Liber 27247, Folio 184, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$150,000.00, and an interest rate of 6.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. 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

MAY 7, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforementioned 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 \$14,000.00 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

146988 (4-18,4-25,5-2)

Call 301-627-0900 for a quote.

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093 Plaintiff

v.

Emily B. Palmer
Joseph Bowser
Joan Bowser

23505 CHESTNUT TRL

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23505 Chestnut Trail, Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land 2,500.0000 Sq.Ft., Eagle Harbor Lot 21 Blk 12 Assmt \$1,200 Lib 12241 Fl 134 and assessed to Palmer Emily B & Joseph Bowser Et.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
IN EQUITY**

Case Number: C-16-CV-24-001879

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23505 Chestnut Trail, Aquasco, MD 20608 in the 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:

All that lot of land 2,500.0000 Sq.Ft., Eagle Harbor Lot 21 Blk 12 Assmt \$1,200 Lib 12241 Fl 134 and assessed to Palmer Emily B & Joseph Bowser Et.

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

It is thereupon this 22nd day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 25th day of June, 2024, and redeem the property 23505 Chestnut Trail, Aquasco, MD 20608 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's 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

147088 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093 Plaintiff

v.

Joseph Jones

BELL RD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Bell Road, Glenn Dale, MD 20769, Fourteenth (14th) Election District, described as follows: All that lot of land Nr Lincoln.33 ac Eq Lt 3 14,375.0000 Sq.Ft. Assmt \$72,767 Map 045 Grid C3 Par 092 Lib 01116 Fl 489 and assessed to Jones Joseph.

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE'S COUNTY
IN EQUITY**

Case Number: C-16-CV-24-001872

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Bell Road, Glenn Dale, MD 20769 in the 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:

All that lot of land Nr Lincoln.33 ac Eq Lt 3 14,375.0000 Sq.Ft. Assmt \$72,767 Map 045 Grid C3 Par 092 Lib 01116 Fl 489 and assessed to Jones Joseph.

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

It is thereupon this 22nd day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 25th day of June, 2024, and redeem the property Bell Road, Glenn Dale, MD 20769 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's 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

147087 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEE AUDREY WATSON

Notice is given that George A Watson, III, whose address is 1360 Travis View Court, Gaithersburg, MD 20879, was on February 23, 2024 appointed Personal Representative of the estate of Lee Audrey Watson, who died on January 28, 2024 without a will.

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

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

GEORGE A WATSON, III
Personal Representative

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

Estate No. 132341

147076 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MORGAN J. WILLIAMS JR.

Notice is given that Kari Lynn Williams, whose address is 2243 Bridlewood Drive, Rancho Cordova, CA 95670, was on April 2, 2024 appointed Personal Representative of the estate of Morgan J. Williams Jr, who died on August 6, 2022 without a will.

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

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

KARI LYNN 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. 132952

147077 (4-25,5-2,5-9)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 7, 2024

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

10:00 A.M.

Notice is hereby given that on Tuesday, May 7, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS

CB-020-2024 (DR-3) – AN ACT CONCERNING WOODLAND AND WILDLIFE HABITAT CONSERVATION ORDINANCE for the purpose of revising the existing subtitle in order to comply with state mandated revisions as per the Maryland Forest Conservation Act; revising and adding definitions; revising applicability and exemption requirements; revising plan review, validity and grandfathering requirements; revising a certain definition; providing for a certain fee-in-lieu; establishing a certain Fund; revising the variance and appeal process; revising enforcement process; revising the conservation requirements including priority areas, thresholds and replacement ratios; revising conservation requirements design criteria, priorities, options and bonding; revising forest stand delineation area; and revising forest harvesting.

CB-021-2024 (DR-2) – AN ACT CONCERNING TREE CANOPY COVERAGE ORDINANCE for the purpose of revising the existing applicability language, requiring a certain grandfather provision, revising the tree canopy coverage requirements, revising the credit and security requirements, and adding the Planning Director to those that can issue waivers.

COUNCIL RESOLUTION

CCR-026-2024 – A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving certain multiyear contracts in accordance with the Prince George's County Charter and Subtitle 10 of the Prince George's County Code.

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

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

147086 (4-25,5-2)

**TOWN OF COLMAR MANOR
FISCAL YEAR 2025 BUDGET HEARING**

The Town of Colmar Manor will hold its Fiscal Year 2025 Budget Hearing on May 15, 2024 at 6:00 p.m. at the Colmar Manor Town Hall located at 3701 Lawrence Street, Colmar Manor, MD 20722. A copy of the Budget can be obtained by contacting the town offices. You can reach the town offices at 301-277-4920.

147033 (4-25,5-2)

Serving
Prince George's County Since 1932

LEGALS

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

In The Estate Of:
PAUL STEVEN CHAPMAN
Estate No.: 127660

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Marcia P. Claggett for judicial probate the will dated 06/01/2011 and for the appointment of a personal representative.

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

147052 (4-25,5-2)

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

In The Estate Of:
ROBIN GREEN-CALLOWAY
Estate No.: 128353

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 18, 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

147056 (4-25,5-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JEMIMA MURIEL
MACCORMACK MACFOY**

Notice is given that Elizabeth Johnson, whose address is 409 Washington Ave, Suite 1000, Towson, MD 21204, was on April 9, 2024 appointed Personal Representative of the estate of JEMIMA MURIEL MACCORMACK MACFOY, who died on October 27, 2020 without a will.

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

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.

ELIZABETH JOHNSON
Personal Representative

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

Estate No. 129486

147080 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY LEE PALMER

Notice is given that Jomoy K Palmer, whose address is 1300 Centaur Drive, Forestville, MD 20747, was on April 2, 2024 appointed Personal Representative of the estate of Betty Lee Palmer, who died on February 2, 2024 without a will.

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

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

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 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: **5/14/2024.**

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

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

2018 TOYOTA CAMRY MD 1EN8120 JTNB11HK0J3039071
1999 MERCURY SABLE MD 3GA9820 1MEFM50U7XA610754

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

2000 FORD EXCURSION MD 122Z10 1FMNU41S8YEC52249

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

2003 ISUZU AXIOM 4S2CE58X034603755
1976 JAGUAR XJ MD Z54478 UG2J51869BW

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

1995 CADILLAC DEVILE MD 1AC3647 1G6KD52BXSU213013
2006 DODGE RAM 1500 1D7HU182865527080
2004 HONDA PILOT TX 1604C01 5FNYP18464B002549

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

2007 NISSAN ALTIMA MD 9DA4272 1N4BL21E57C116234
2002 TOYOTA CAMRY-VA 146900D 2T1CF28P12C549918
SOLARA
2002 GMC YUKON VA TWP7897 1GKFK66U32J191108
2005 CHEVROLET SUBARU VA TVP5935 3GNFK16Z05G206414
2016 NISSAN ALTIMA 1N4AL3APXGN365359
2002 HYUNDAI SANTE FE MD 4DK3238 KM8SC73D82U296495
2007 MERCEDES S550 VA TMT8898 WDDNG86XX7A095469
BENZ
2003 DODGE CARAVAN 2D4GP44363R218320
2016 NISSAN ALTIMA MD 2ER9633 1HGCM567X6A122307
2008 CHEVROLET UPLANDER 1GNDV23118D203090
2013 FORD TRANSIT MD 4FL1189 NM0L57AN1DT130364
2010 NISSAN SENTRA VA TNM6936 3N1AB6AP4L699461
2010 FORD EXPLORER MD 5DJ7335 1FMEU7EEXAU32404
2003 HONDA ACCORD MD T1339496 1HGCM56493A018652
2000 NISSAN MAXIMA DC NASTY2 JN1CA31A9YT208068
2011 MERCEDES C300 MD 9DS7422 WDDGF8BB3BR164308
BENZ
2000 NISSAN MAXIMA MD 581Z61 JN1CA31A2YT009735

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

1998 INTERNATIONAL 4700 MD 4EX2035 1HTSCAAM9WH538913
147137 (5-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VIRGINIA WHITE

Notice is given that Vincent White, whose address is 209 Meadow Creek Drive, Athens, GA 30605, was on April 18, 2024 appointed Personal Representative of the estate of Virginia White, who died on February 3, 2024 without a will.

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

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

VINCENT WHITE
Personal Representative

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

Estate No. 132416

147131 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFRED HICKS

Notice is given that Ruth Ann Hicks, whose address is 4502 30th Street, Mt. Rainier, MD 20712, was on April 5, 2024 appointed Personal Representative of the estate of Alfred Hicks, who died on March 16, 2017 without a will.

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

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

RUTH ANN HICKS
Personal Representative

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

Estate No. 130924

147069 (4-25,5-2,5-9)

LEGALS

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 two (2) properties in Prince George's County as Historic Sites; specifically, the Blair-Smith House (Documented Property 68-010-94); and the Flynn-Steck House (Documented Property 68-074-04), with the street addresses as follows:

1. (68-010-94) Blair-Smith House, 5416 39th Avenue, Hyattsville, MD 20781
2. (68-074-04) Flynn-Steck House, 4049 34th Street, Mount Rainier, MD 20712

PUBLIC HEARING DATE/TIME: Tuesday, June 4, 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: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to give public comment concerning the foregoing proposed Historic Site designations.

HOW TO PARTICIPATE:

In-Person Public Hearing – The Prince George's County Council will meet in-person. To register to speak or submit comments or written testimony, please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/ written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178.

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, **advance registration to testify is strongly encouraged.** Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on **June 19, 2024**, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. 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.

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

147136 (5-2)

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

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

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

You must reclaim these vehicles by: **5/14/2024.**

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

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

2009 TOYOTA AVALON MD 6DY2762 4T1BK36B99U342223

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

2010 LEXUS ES 350 DC GD4829 JTHBK1EG0A2364096
2017 FORD FUSION VA 31964HM 3FA6P0H74HR369873
2015 DODGE JOURNEY DC FL9871 3C4PDCBB5FT595085
2003 BMW X5 VA TTP3947 5UXFA53533LV92569

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

2013 CADILLAC ATS MD 5FH7486 1G6AA5RAXD0116079
2007 MAZDA MAZDA 7 DC GJ2478 1YVHP80C775M36701

147138 (5-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EUCHARIA C. ELEWEANYA

Notice is given that Michael Nwaosuagwu, whose address is 2110 Devine Rd, Windsor Mill, MD 21244, was on April 9, 2024 appointed Personal Representative of the estate of Eucharia C. Eleweanya, who died on January 25, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of October, 2024.

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

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

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

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

MICHAEL NWAOSUAGWU
Personal Representative

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

Estate No. 133044

147130 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SANDRA ELAINE GIVENS KING

Notice is given that Tawanda Durham, whose address is 442 Manor Road, Newport News, VA 23608, was on April 22, 2024 appointed Personal Representative of the estate of Sandra Elaine Givens King, who died on February 15, 2024 without a will.

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

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

TAWANDA DURHAM
Personal Representative

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

Estate No. 133097

147132 (5-2,5-9,5-16)

LEGALS

NOTICE BY PUBLICATION

ROSELEE BROADNAX, ET AL.

vs.

BRITTNEY WOOLDRIDGE & JOHN DOE

**In the Circuit Court for
Montgomery County, Maryland**
Case No. C-16-FM-23-005773

ORDERED, ON THIS 29th day of April, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, JOHN DOE, is hereby notified that the Plaintiff, has filed a PETITION TO ESTABLISH CUSTODY naming him/her as the defendant and stating that the Defendant's last known address is: UNKNOWN, 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 29th day of May, 2024; and it is further;

ORDERED, that the Plaintiff may serve process to the Defendant, JOHN DOE, 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 29th day of April, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 28th day of JUNE, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

146952 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY J MCCULLOM

Notice is given that Tabatha McCullom, whose address is 6201 Gold Yarrow Lane, Upper Marlboro, MD 20772, was on April 5, 2024 appointed Personal Representative of the estate of Gregory J McCullom, who died on July 23, 2023 without a will.

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

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

TABATHA MCCULLOM
Personal Representative

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

Estate No. 132731

147070 (4-25,5-2,5-9)

LEGALS

**CITY OF NEW CARROLLTON
NOTICE OF PUBLIC HEARING**

BUDGET FOR FY 2025 FEES, FINES AND CIP

Notice is hereby given that the City Council of New Carrollton will conduct a Public Hearing on the Budget for FY 2025, fees, fines and CIP.

Council Workshop Meeting and Special Legislative Meeting of Monday - May 13, 2024 at 7:00 p.m.

You may join the meeting:

Via Zoom at
<https://us06web.zoom.us/j/82023483754>
Meeting ID: 820 2348 3754

In person at the New Carrollton Municipal Center, 6016 Princess Garden Parkway, Room 230, New Carrollton, Maryland 20784.

Copies of the proposed FY 2025 Budget are available for inspection at the New Carrollton Municipal Center, Monday- Friday, and 8:30 a.m. – 5:00 p.m.

The public is encouraged to attend the Public Hearing and provide comments.

City Council of New Carrollton
By: Araceli Guzman-Benitez, City Clerk

147151

(5-2)

The Prince George's Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George's County Since 1932

LEGALS

Joyce Ann Williams
7981 Eastern Ave #C-4
Silver Spring, MD 20910
301-585-1970

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAUL GLIVINGS

Notice is given that Tracey Green, whose address is 4706 Megan Dr, Clinton, MD 20735, was on April 12, 2024 appointed Personal Representative of the estate of Paul Glivings who died on March 24, 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 12th day of October, 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.

TRACEY GREEN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133093
147060 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARLINE MARIE CHEERS

Notice is given that Imani Michele Cheers, whose address is 10801 Golf Course Terrace, Bowie, Maryland 20721, was on April 12, 2024 appointed Personal Representative of the estate of Darline Marie Cheers who died on October 25, 2022 with a will.

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

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

IMANI MICHELE CHEERS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133100
147062 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STELLA ELIZABETH INABINETTE

Notice is given that Anton C Porter, whose address is 1102 Granada Street, Accokeek, MD 20607, was on April 8, 2024 appointed Personal Representative of the estate of Stella Elizabeth Inabinette who died on February 19, 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 8th day of October, 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.

ANTON C PORTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132733
147063 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KARL FRIEDRICH FRUHRIEP

Notice is given that Judith Meushaw, whose address is 802 Coxswain Way Unit #304, Annapolis, MD 21401, was on January 26, 2024 appointed Personal Representative of the estate of Karl Friedrich Fruhriep who died on November 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 probate 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

JUDITH MEUSHAW
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132096
147064 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HAILU ASSEFA BOGALE

Notice is given that Daniel Hailu, whose address is 8818 Stonebrook Lane, Columbia, MD 21046, was on April 16, 2024 appointed Personal Representative of the estate of Hailu Assefa Bogale 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 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 17th day of October, 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.

DANIEL HAILU
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133125
147065 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ARNESS GRAY

Notice is given that Audrey Gray, whose address is 9307 Chelftenham Drive, Brandywine, MD 20613, was on April 16, 2024 appointed Personal Representative of the estate of James Arness Gray, who died on January 15, 2024 without a will.

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

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

AUDREY GRAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133128
147068 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY B BRANDON

Notice is given that Melva Smith, whose address is 4104 Flam Street, Fort Washington, Maryland 20744, was on March 5, 2024 appointed Personal Representative of the estate of Larry B Brandon, who died on April 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 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.

MELVA 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. 129055
147133 (5-2,5-9,5-16)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees
vs.

DERON JAMAR PENN
1502 KAREN BLVD
DISTRICT HEIGHTS, MD 20747
Defendant

In the Circuit Court for Prince George's County, Maryland
Civil Action No.
C-16-CV-23-003539

Notice is hereby given this 22nd day of April, 2024, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 1502 KAREN BLVD, DISTRICT HEIGHTS, MD 20747, made and represented by Jeremy K. Fishman, Samuel D. Williamowsky, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 22nd day of May, 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 22nd day of May, 2024, next.

The Report of Sale states the amount of the sale to be Two Hundred Thirty Seven Thousand Dollars (\$237,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
147093 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUE BERTHA MCLEOD

Notice is given that PATRICE MCLEOD BRANNUM, whose address is 12513 Welford Manor Dr., Upper Marlboro, MD 20772, was on April 17, 2024 appointed Personal Representative of the estate of LUE BERTHA MCLEOD, who died on June 4, 2020 without a will.

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

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

PATRICE MCLEOD BRANNUM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133132
147072 (4-25,5-2,5-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RENARD LAMONTE JOHNSON

Notice is given that JANAEL MCDOWELL, whose address is 213 Kettering Drive, Upper Marlboro, MD 20774, was on April 5, 2024 appointed Personal Representative of the estate of Renard Lamonte Johnson, who died on March 8, 2024 without a will.

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

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

JANAEL MCDOWELL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133003
147073 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA GAYLE TUCKER

Notice is given that Gregory A Tucker, whose address is 217 Baden Street, Silver Spring, MD 20901, was on April 10, 2024 appointed Personal Representative of the estate of Linda Gayle Tucker, who died on July 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of October, 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.

GREGORY A TUCKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132154
147074 (4-25,5-2,5-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PEDRO ANTONIO ALANIZ

Notice is given that Betty Anabelly Alaniz, whose address is 19001 Forest Brook Rd, Germantown, MD 20874, was on April 17, 2024 appointed Personal Representative of the estate of Pedro Antonio Alaniz, who died on September 5, 2022 without a will.

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

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

BETTY ANABELLY ALANIZ
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133073
147075 (4-25,5-2,5-9)

LEGALS

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

**In The Estate Of:
BETTY M. POINTER
AKA BETTY MAY POINTER**
Estate No.: 131016

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Anna Hollins for judicial probate the will dated 12/01/2021 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 12, 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

147047 (4-25,5-2)

LEGALS

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

**In The Estate Of:
WILLIAM TRAVERS**
Estate No.: 128446

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Nicole Hunter and Marcus Travers 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 **June 12, 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

147054 (4-25,5-2)

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

**In The Estate Of:
WILLIAM TRAVERS**
Estate No.: 128446

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Victoria Curtis Travers 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 **June 12, 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

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

**12000 BERRYBROOK TERRACE
UPPER MARLBORO, MD 20772**

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

MAY 14, 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 \$33,000.00 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

147023 (4-25,5-2,5-9)

Giannina Lynn Esq
1008 Pennsylvania Ave SE
Washington, DC 20003
202-544-2200

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior Court of District of Columbia appointed Caroline Shook, whose address is 211 9th Street SE, Washington, DC 20003, as the Personal Representative of the Estate of Ann Perry Bradley who died on December 3, 2023 domiciled in Washington DC.

The Maryland resident agent for service of process is Elizabeth Forgotson Goldberg, whose address is 6616 Radnor Rd, Bethesda, MD 20817.

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

PRINCE GEORGE'S COUNTY

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

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

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

CAROLINE SHOOK
Foreign Personal Representative

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

Estate No. 133030
147003 (4-18,4-25,5-2)

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

**In The Estate Of:
BERNARD RODOCK SCOTT, JR.**
Estate No.: 131747

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Lisa M. Scott and Tisha R. Harrison for judicial probate the will undated and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 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 FOR
PRINCE GEORGE'S COUNTY
CERETA A. LEE
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250

147058 (4-25,5-2)

LEGALS

Milton McIver, Esquire
14626 Main St., Suite 202
Upper Marlboro, MD 20772
202-648-7426

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RUTH FRANKLIN WILKERSON

Notice is given that Thomas Wayne Wilkerson, whose address is 14211 Brandywine Heights Rd., Brandywine, MD 20613, was on April 1, 2024 appointed Personal Representative of the estate of Ruth Franklin Wilkerson who died on November 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 1st day of October, 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.

THOMAS WAYNE WILKERSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132939
147005 (4-18,4-25,5-2)

LEGALS

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGARET FREEMAN

Notice is given that Lashavio Johnson, whose address is 7508 Locust Lane, Fort Washington, MD 20744, was on February 27, 2024 appointed Personal Representative of the estate of Margaret Freeman who died on December 16, 2023 with a will.

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

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

LASHAVIO JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133007
147004 (4-18,4-25,5-2)

ORDER OF PUBLICATION BY POSTING

ELS Y VASQUEZ ORTIZ

VS.

JOSE RAMIREZ CHAVARRIA

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-24-000805

ORDERED, ON THIS 16th day of April, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Jose Roberto Ramirez Chavarria is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: El Carmen, La Union, El Salvador, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **JOSE RAMIREZ CHAVARRIA**, 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 16th day of May, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, JOSE ROBERTO RAMIREZ CHAVARRIA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **15th day of JUNE 2024**, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
147034 (4-25,5-2,5-9)

NOTICE OF PUBLIC HEARING THE TOWN OF UPPER MARLBORO ORDINANCE 2024-01- TOWN TAX RATE & FY 2025 BUDGET

PUBLIC HEARING: Tuesday, May 14, 2024 | 7:00 o'clock P.M. Prior To The May Board Work Session. All interested persons are invited to attend said public hearing and present their views.

NOTICE is hereby given by the Board of Commissioners of the Town of Upper Marlboro, Maryland that on Tuesday, April 23, 2023, Ordinance 2024-01 was introduced and read at the April Regular Town Meeting of the Board of Town Commissioners proposing:

AN ORDINANCE OF THE COMMISSIONERS OF THE TOWN OF UPPER MARLBORO APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF UPPER MARLBORO FOR THE FISCAL YEAR BEGINNING JULY 1, 2024 AND ENDING JUNE 30, 2025 (FY 2025), ESTABLISHING THE VARIOUS TOWN TAX RATES FOR FY 2025, INCLUDING A VACANT PROPERTY TAX RATE, AND SETTING THE COMPENSATION FOR EMPLOYEES AND OFFICERS, AND TO ESTABLISH CERTAIN PROCEDURES FOR REVIEWING AND AMENDING SAME, AS MORE PARTICULARLY SET FORTH HEREIN.

Ordinance 2024-01 can be viewed by contacting the Town Clerk during regular office hours 9:00 A.M. until 5:00 P.M. | clerk@uppermarlbormd.gov or visit the Town website. www.uppermarlbormd.gov

By Authority of: The Town of Upper Marlboro, Maryland | Sarah Franklin, President / Mayor.

147135 (5-2)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
RICHARD STEIN

Notice is given that Shepherd B. Stein, whose address is 1400 Rossback Road, Davidsonville, MD 21035, was on March 28, 2024 appointed Personal Representative of the estate of Richard Stein who died on January 27, 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 28th day of September, 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.

SHEPHERD B. STEIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132597
147007 (4-18,4-25,5-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
APHRODITE MATSAKIS

Notice is given that Magdalena Scarato, whose address is 65 Ridge Rd, Unit H, Greenbelt, MD 20770, and Theodora Scarato, whose address is 10604 Trotters Trail, Potomac, MD 20854 were on April 2, 2024 appointed Co-Personal Representatives of the estate of Aphrodite Matsakis who died on March 18, 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 co-personal representatives or the attorney.

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

MAGDALENA SCARATO
THEODORA SCARATO
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. 132956
147009 (4-18,4-25,5-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KEITH MCWILLIAMS

Notice is given that Shauntice Harris, whose address is 241 E Main Street, 3E, Bergenfield, NJ 07621, was on March 29, 2024 appointed Personal Representative of the estate of Keith McWilliams who died on November 27, 2022 with a will.

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

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

SHAUNTICE HARRIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132349
147008 (4-18,4-25,5-2)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
FANNIE MAE GATLING

Notice is given that Archie Gatling Jr., whose address is 101 Hornbeam Drive, Front Royal, VA 22630, was on April 9, 2024 appointed Personal Representative of the estate of Fannie Mae Gatling, who died on February 23, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of October, 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.

ARCHIE GATLING JR.
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132999
147013 (4-18,4-25,5-2)

NOTICE

KIMBERLY D. COOPER, Plaintiff

vs.

GLENN E. COOPER

Plaintiff

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAE22-03755

NOTICE IS HEREBY given this 12th day of April, 2024, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 610 Main Street, Unit 413, Laurel, MD 20707 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 13th day of May, 2024.

PROVIDED, a copy of this NOTICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 13th day of May, 2024.

THE REPORT STATES the amount of sale to be One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk
147016 (4-18,4-25,5-2)

LEGALS

A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2024-01 – MODERNIZING THE CITY'S PROCUREMENT PROVISIONS

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2024-01 on April 15, 2024. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Modernize the City's Procurement Provisions by Placing the Requirements for Council Oversight in the City's Code and by Placing Aspects of the Procurement Process in the City's Code, and Inserting Language Requiring the City Administrator to Sign all Contracts in Accordance with the City Code.

The Charter Amendment Resolution will become effective June 4, 2024, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before May 25, 2024. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2024-01 in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to www.hyattsville.org.

The City Council of Hyattsville

147035 (4-25,5-2,5-9,5-16)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

8411 CATHEDRAL AVENUE
NEW CARROLLTON, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Beverly A Crockett aka Beverly A. Crockett, dated December 8, 2005, and recorded in Liber 25668 at folio 099 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

MAY 21, 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 discretion, for \$21,000.00 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 6.93% 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, 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 # 22-601551)

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

147098 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **ARCHIE RANDOLPH BOLING JR**

Notice is given that Shonta Hutchinson whose address is 10508 Chatham Ridge Way, Spotsylvania, VA 22551, was on April 18, 2024 appointed personal representative of the small estate of Archie Randolph Boling Jr who died on March 3, 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 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.

SHONTA HUTCHINSON
Personal Representative

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

Estate No. 133157
147104 (5-2)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HOMER OMAR COOK**

Notice is given that Donna Harris whose address is 647 East 14th Apt 3G, New York, NY 10009, was on April 18, 2024 appointed personal representative of the small estate of Homer Omar Cook who died on January 24, 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 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.

DONNA HARRIS
Personal Representative

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

Estate No. 132436
147105 (5-2)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

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

12114 SAND WEDGE LN, UPPER MARLBORO, MD 20772

By virtue of the power and authority contained in a Deed of Trust from GLENDI A. CONTRERAS-CRUZ, dated April 27, 2018 and recorded in Liber 40848 at Folio 20 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duvall Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, MAY 17, 2024

AT 3:00 P.M.

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

BEING KNOWN AND DESIGNATED AS LOT NUMBERED EIGHTEEN (18), IN A SUBDIVISION KNOWN AS "PHELPS SUBDIVISION" AS PER PLAT THEREOF RECORDED IN PLAT BOOK REP 203 AT PLAT 66, AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

PROPERTY ADDRESS: 12114 SAND WEDGE LANE, UPPER MARLBORO, MD 20772.
TAX ID #: 15-3641412.
TITLE INSURER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

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

*****THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS*****

TERMS OF SALE: A deposit of \$22,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000116

147040 (5-2,5-9,5-16)

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 **ANNIECE RECTOR MARLOWE**

Notice is given that Thomas J. Kokolis, Esquire whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on April 9, 2024 appointed personal representative of the small estate of Anniece Rector Marlowe, who died on January 8, 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 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, except if the decedent died before October 1, 1992, nine months from the date of decedent's death; or

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

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

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. 129300
147101 (5-2)

Shelore Ann Cary Williams
1450 Mercantile Lane, Suite 155
Largo, MD 20774
(301) 341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CORNELIUS WOOTEN SR**

Notice is given that Cornelia Bell, whose address is 1507 Newton Street, Washington, DC 20010, was on April 24, 2024 appointed Personal Representative of the estate of Cornelius Wooten Sr who died on January 29, 2023 with a will.

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

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

CORNELIA BELL
Personal Representative

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

Estate No. 131006
147114 (5-2,5-9,5-16)

LEGALS

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 **SUSIE MAE SIMMONS**

Notice is given that Thomas J. Kokolis, Esquire whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on April 16, 2024 appointed personal representative of the small estate of Susie Mae Simmons who died on May 4, 2020 with a will.

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

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

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

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

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

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

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. 131579
147103 (5-2)

Alfred J. Szczerbicki
303 W Pennsylvania Ave
Towson, MD 21204
410-337-8068

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EDITH HARRISON**

Notice is given that Alfred Szczerbicki whose address is 303 W. Pennsylvania Ave, Towson, MD 21204, was on April 9, 2024 appointed personal representative of the small estate of Edith Harrison who died on October 7, 2017 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.

ALFRED SZCZERBICKI
Personal Representative

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

Estate No. 130788
147107 (5-2)

HASKELL & DYER LLC
ATTN: Matthew J. Dyer, Esq
PO Box 1299
14825 Pratt Street
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 **MILDRED FAYE EVANS**

Notice is given that Samuel Evans Jr, whose address is 1204 Clover Street, Accokeek, MD 20607, was on March 29, 2024 appointed Personal Representative of the estate of Mildred Faye Evans who died on July 1, 2022 with a will.

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

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

SAMUEL EVANS JR.
Personal Representative

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

Estate No. 127175
147115 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MILDRED R BECHTOLD**

Notice is given that Sue E Groff whose address is 12110 Wilmont Turn, Bowie, MD 20715, was on April 23, 2024 appointed personal representative of the small estate of Mildred R Bechtold who died on March 29, 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 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.

SUE E GROFF
Personal Representative

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

Estate No. 133215
147106 (5-2)

NOTICE OF PUBLIC HEARING

The Mayor and City Council of the Town of Colmar Manor, Maryland, will hold a public hearing on:

Tuesday
May 8, 2022
AT 6:00 P.M.

RESOLUTION R-06-2024

CHARTER RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND AND REPEAL CERTAIN PROVISIONS OF ARTICLE VII, "PERSONNEL" OF THE TOWN CHARTER TO ADD THE POSITION OF TOWN MANAGER, ESTABLISH SEPARATE OFFICES FOR TOWN CLERK AND TREASURER, REVISE PROVISIONS RELATED TO THE TOWN ATTORNEY, REMOVE THE POSITION OF POLICE COORDINATOR, AND REVISE PROVISIONS RELATED TO THE TOWN'S PERSONNEL SYSTEM

Further information may be obtained from the Colmar Manor Town Hall, 3701 Lawrence Street, Colmar Manor, MD 20722, between 9 a.m. and 5 p.m., Monday through Friday, or by contacting the Town Administrator, gholcomb@colmarmanor.org.

147083 (4-18,4-25,5-2,5-9)

THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEO O JOHNSON

Notice is given that Cora Johnson, whose address is 15917 Dusty Ln, Accokeek, MD 20607, was on April 4, 2024 appointed Personal Representative of the estate of Leo O Johnson who died on September 9, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of October, 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.

CORA JOHNSON
Personal Representative

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

Estate No. 131190

147116 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY TALLEY

Notice is given that Rosalynn Y Talley, whose address is 2765 Naylor Rd SE Apt B1, Washington, DC 20020, was on April 23, 2024 appointed Personal Representative of the estate of Mary Talley who died on February 11, 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 23rd day of October, 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.

ROSALYNN Y TALLEY
Personal Representative

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

Estate No. 132671

147117 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN V COLE

Notice is given that Brian Cole, whose address is 4026 92nd Ave, Springdale, MD 20774, was on April 9, 2024 appointed Personal Representative of the estate of Helen V Cole who died on March 11, 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 9th day of October, 2024.

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

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

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

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

BRIAN COLE
Personal Representative

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

Estate No. 133035

147118 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE E EDELIN

Notice is given that Karen E Strawbridge, whose address is 8808 Jolly Drive, Fort Washington, MD 20744, was on April 19, 2024 appointed Personal Representative of the estate of Joyce E Edelin who died on March 13, 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 19th day of October, 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.

KAREN E STRAWBRIDGE
Personal Representative

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

Estate No. 133174

147119 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY L WELLS

Notice is given that Pearl R Wells, whose address is 915 Jamesview Lane, Bowie, MD 20721, was on April 22, 2024 appointed Personal Representative of the estate of Anthony L Wells, who died on December 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 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.

PEARL R WELLS
Personal Representative

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

Estate No. 133202

147122 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY DELIA BRISCOE

Notice is given that Sharon Proctor, whose address is 13106 Venango Rd, Fort Washington, MD 20744, was on April 24, 2024 appointed Personal Representative of the estate of Mary Delia Briscoe, who died on October 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 representative or the attorney.

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

SHARON PROCTOR
Personal Representative

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

Estate No. 131908

147123 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUDY E EDMONDS

Notice is given that Theresa Chaplin, whose address is 616 Maury Ave, Oxon Hill, MD 20745, was on April 24, 2024 appointed Personal Representative of the estate of Judy E Edmonds, who died on April 18, 2022 without a will.

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

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

THERESA CHAPLIN
Personal Representative

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

Estate No. 133234

147124 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GRACE M JACKSON

Notice is given that Bobby L Jackson, Jr, whose address is 4309 Sheldon Avenue, Temple Hills, MD 20748, was on March 20, 2024 appointed Personal Representative of the estate of Grace M Jackson, 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 representative or the attorney.

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

BOBBY L. JACKSON, JR
Personal Representative

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

Estate No. 132774

147125 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH RUTTER PITTS

Notice is given that Renee Alicia Pitts, whose address is 1121 N Stockton St., Baltimore, MD 21217, was on April 1, 2024 appointed Personal Representative of the estate of Deborah Rutter Pitts, 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.

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 October, 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.

RENEE ALICIA P PITTS
Personal Representative

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

Estate No. 132300

147126 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT E POUNDS

Notice is given that Todd K Pounds, whose address is 201 Riverside Road, Edgewater, Maryland 21037, was on April 22, 2024 appointed Personal Representative of the estate of Robert E Pounds, who died on November 24, 2011 without a will.

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

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

TODD K POUNDS
Personal Representative

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

Estate No. 133069

147127 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ESTELLE ROSE POUNDS

Notice is given that Todd K Pounds, whose address is 201 Riverside Road, Edgewater, Maryland 21037, was on April 22, 2024 appointed Personal Representative of the estate of Estelle Rose Pounds, who died on March 8, 2024 without a will.

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

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

TODD K POUNDS
Personal Representative

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

Estate No. 133071

147128 (5-2,5-9,5-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID C BROWN

Notice is given that James H Brown, whose address is 15401 Whistling Oak Way, Accokeek, Maryland 20607, was on April 22, 2024 appointed Personal Representative of the estate of David C Brown, who died on April 7, 2024 without a will.

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

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

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

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

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

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

JAMES H 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. 133197

147129 (5-2,5-9,5-16)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
COLUMBUS SEACY BURRELL**
Estate No.: 131488

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Darrell Burrell for judicial probate the copy of the will dated 11/14/2016 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 10, 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

147108 (5-2,5-9)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
JUDITH RIVERS**
Estate No.: 131743

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

The Testate and Intestate Successors of Eleanor D. Cook, Deceased

The Testate and Intestate Successors of Opal Korkolis, Deceased

CHARLES YOUNG AVE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Charles Young Avenue, Aquasco, MD 20608, Eighth (8th) Election District, described as follows: Lots 9 10 5,844.0000 Sq. Ft. Cedar Haven Blk 10 Assmt \$1,100 Lib 00000 Fl 000 and assessed to Cook Eleanor D.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001843

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Charles Young Avenue, Aquasco, MD 20608 in the 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:

Lots 9 10 5,844.0000 Sq. Ft. Cedar Haven Blk 10 Assmt \$1,100 Lib 00000 Fl 000 and assessed to Cook Eleanor D.

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

It is thereupon this 22nd day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 25th day of June, 2024, and redeem the property Charles Young Avenue, Aquasco, MD 20608 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's 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
147094 (5-2,5-9,5-16)

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

**2109 WINTERGREEN AVENUE
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated April 20, 2000 and recorded in Liber 13831, Folio 190., among the Land Records of Prince George's County, Maryland, with an original principal balance of \$113,250.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 21, 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 \$8,500.00 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

147099

(5-2,5-9,5-16)

LEGALS

ORDER OF PUBLICATION

Miyonna Campbell,
Plaintiff

vs.

Elarka Nixon;
Latoya Matthews;
Prince George's County;

And

All other persons having or claiming to have an interest in property described as 6118 Lee Pl., Capitol Heights, MD 20743, and more fully described in Liber 41107 Page 0479 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$38,367; and Assessed to: Elarka Nixon & Latoya Matthews; Property ID: 18-1991595, Defendants

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

Civil Action No.

C-16-CV-24-001372

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

Property described as 6118 Lee Pl., Capitol Heights, MD 20743, and more fully described in Liber 41107 Page 0479 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$38,367; and Assessed to: Elarka Nixon & Latoya Matthews; Property ID: 18-1991595.

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 22nd day of April, 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 a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before May 17, 2024, warning all persons interested in the said properties to be and appear in this Court by the 24th day of June, 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, MD

True Copy—Test:
Mahasin El Amin, Clerk
147096 (5-2,5-9,5-16)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JUANITA COOK POWELL

Notice is given that Kiona Simon whose address is 14306 Dunwood Valley Drive, Bowie, MD 20721, was on April 19, 2024 appointed personal representative of the small estate of Juanita Cook Powell, who died on April 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 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.

KIONA SIMON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129473
147102 (5-2)

*Serving
Prince George's
County
Since 1932*

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MAY 8, 2024

1. t/a House of Comedy and Jazz, Darnell Dinkins, Authorized Person, Class B, Beer, Wine and Liquor, House of Comedy and Jazz Limited Liability Company, 9430 Annapolis Road, Lanham, Maryland 20706. – Request for a Special Entertainment Permit.

2. Kashmir Singh, President/Secretary/Treasurer, t/a Brother's Liquors, 12788 B Old Fort Road, Fort. Washington, Maryland 20744, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and R.R. #26 A (7) "The failure of any licensee to keep records required by the Maryland Code or by the Rules and/or Regulations of this Board or the refusal to allow inspection of such records by duly authorized persons". To wit: on Wednesday, January 29, 2023, at approximately 8:31 p.m., Inspector Farmer-Johnson of the Prince George's County Board of License Commissioners conducted a Routine Inspection at 12788 B Old Fort Road, Fort Washington, Maryland 20744 (Brother's Liquors). Inspector Farmer-Johnson observed seven (7) cases of Flavored Barefoot Wine missing the shipping label and no current invoices. This is a violation on of R.R. #11 purchasing alcoholic beverages form other than a wholesaler and R.R. #26 A(7) failure to keep records. Represented by Robert Kim, Esquire.

3. James Riley, Chairman, t/a Veterans Cigar Club, 6409 Old Alexander Ferry Road, Clinton, Maryland 20735, Class C, Veterans, Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation of the Rules and Regulations for Prince George's County RR No. 37-Changes in the mode of operation. To Wit: Inspectors with the BOLC conducted a three (3) day undercover operation on the following dates: February 9, 13 and 16, 2024 to investigate an anonymous complaint. It was discovered that as a membership club, the establishment was allowing entrance into the club without checking whether the inspectors were members or with an active member of the club. Based on the investigation, the licensee is in violation of R.R. #37, Change in the Mode of Operation. Represented by Linda Carter, Esquire.

4. t/a Prime Restaurant, 2024-2025 Renewal Protest.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, May 8, 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.mypge.us> or you may email BLC@co.pg.md.us 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
April 18, 2024

147082 (4-25,5-2)

LEGALS

NOTICE BY PUBLICATION

Milagro D. Trejo Rodriguez
Plaintiff,

v.

Vidal I. Granados Martinez
Defendant.

In the Circuit Court for Montgomery County, Maryland
Case No. C-15-FM-23-005969

A complaint for custody and a motion for special immigrant juvenile findings was filed with the Circuit Court for Montgomery County, Maryland on September 21, 2023. The Complaint alleged in substance: that the child was born to MILAGRO D. TREJO RODRIGUEZ and VIDAL I. GRANADOS MARTINEZ on August 27, 2013 in El Salvador. Father has abandoned and neglected the child. The Plaintiff has been a resident of the State of Maryland for over 6 years and the child has lived with her. The Plaintiff is seeking full physical and legal custody and the special immigrant juvenile findings.

It is this 16th day of April, 2024 ORDERED that the Plaintiff cause a copy of this Notice to be published at least once a week for three consecutive weeks in a newspaper of general circulation published in Prince George's County; publication to be completed by May 16, 2024; Defendant VIDAL I. GRANADOS MARTINEZ must file a response on or before June 25, 2024; Defendant is warned that failure to file a response within the time allowed may result in a default judgment or the granting of the relief sought.

KAREN A. BUSHELL
Clerk of the Circuit Court for Montgomery County, Maryland

147092

(4-25,5-2,5-9)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ELIZABETH K SHEPPARD

Notice is given that Austin T Dikibo, whose address is 4316 Quanders Promise Drive, Bowie, MD 20720, was on April 8, 2024 appointed Personal Representative of the estate of Elizabeth K Sheppard, who died on March 29, 2017 without a will.

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

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

AUSTIN T DIKIBO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 106458

147010 (4-18,4-25,5-2)

NOTICE

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

v.

Nathaniel K. Risch, Esquire, Personal Representative for the Estate of Jesse Jenkins
7303 Leona Street
Forestville, MD 20747

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-002877

Notice is hereby given this 17th day of April, 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 17th day of May, 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 17th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$247,931.56. The property sold herein is known as 7303 Leona Street, Forestville, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
147037 (4-25,5-2,5-9)

NOTICE

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

v.

Christine M Hatcher
9911 Moreland Street
Fort Washington, MD 20744
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005913

Notice is hereby given this 8th day of April, 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 8th day of May, 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 8th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$343,603.17. The property sold herein is known as 9911 Moreland Street, Fort Washington, MD 20744.

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

True Copy—Test:
Mahasin El Amin, Clerk
146990 (4-18,4-25,5-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SHIRLEY BANK

Notice is given that Edward Bank, whose address is 440 S Sequoyah Lane, Brevard, North Carolina 28712, was on April 9, 2024 appointed Personal Representative of the estate of Shirley Bank who died on July 28, 2023 with a will.

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

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

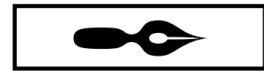
(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the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

EDWARD BANK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130577

147066 (4-25,5-2,5-9)


LEGALS

NOTICE

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

v.

George E. Buckmon
10101 Prince Place, Apt. 202-5B
Upper Marlboro, MD 20774

Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005663

Notice is hereby given this 17th day of April, 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 17th day of May, 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 17th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$117,000.00. The property sold herein is known as 10101 Prince Place, Apt. 202-5B, Upper Marlboro, MD 20774.

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

True Copy—Test:
Mahasin El Amin, Clerk
147036 (4-25,5-2,5-9)

NOTICE

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

v.

Tamiika Cole,
a/k/a Tamiika Cole
11904 Green Tee Turn
Upper Marlboro, MD 20772
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. CAEF 22-07904

Notice is hereby given this 8th day of April, 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 8th day of May, 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 8th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$457,431.42. The property sold herein is known as 11904 Green Tee Turn, Upper Marlboro, MD 20772.

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

True Copy—Test:
Mahasin El Amin, Clerk
146991 (4-18,4-25,5-2)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

Potomac View Associates, L.P.

10055 EDGEWATER TER

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

10055 Edgewater Ter., Fort Washington, MD 20744, 12th (Twelfth) Election District, described as follows: All that lot of land nad imp. 19,000.0000 SQ.FT. INDIAN QUEEN SOUTH LOT 146 BLK A ASSMT \$1,900 LIB 09231 FL 205

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001746

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 10055 Edgewater Ter., Fort Washington, MD 20744 in the 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:

All that lot of land nad imp. 19,000.0000 SQ.FT. INDIAN QUEEN SOUTH LOT 146 BLK A ASSMT \$1,900 LIB 09231 FL 205

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 10055 Edgewater Ter., Fort Washington, MD 20744 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's 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

147024 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

The Estate of Velma R. Watson

23321 ALEXANDER CRUMMELL AVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23321 Alexander Crumell Ave., Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001750

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23321 Alexander Crumell Ave., Aquasco, MD 20608 in the 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:

All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 23321 Alexander Crumell Ave., Aquasco, MD 20608 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's 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

147025 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

The Estate of Velma R. Watson

23321 ALEXANDER CRUMMELL AVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23321 Alexander Crumell Ave., Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001750

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23321 Alexander Crumell Ave., Aquasco, MD 20608 in the 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:

All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 23321 Alexander Crumell Ave., Aquasco, MD 20608 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's 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

147046 (4-25,5-2)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

Andrew Principe
Frank Principe

NOAH DR

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Noah Drive, Fort Washington, MD 20744, 12th (Twelfth) Election District, described as follows: all that lot of land and imp.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001751

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Noah Drive, Fort Washington, MD 20744 in the 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:

all that lot of land and imp.

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property Noah Drive, Fort Washington, MD 20744 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's 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

147026 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

The Estate of Velma R. Watson

23321 ALEXANDER CRUMMELL AVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23321 Alexander Crumell Ave., Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-24-001752

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 23321 Alexander Crumell Ave., Aquasco, MD 20608 in the 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:

All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 23321 Alexander Crumell Ave., Aquasco, MD 20608 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's 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

147051 (4-25,5-2)

LEGALS

ERICA A. R. REDMOND ESQ
8562 Fort Smallwood Rd
Pasadena, MD 21122
410-255-0373

**NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY JEAN HALL

Notice is given that Yvonne Hall Schaffer, whose address is 2525 Winrock Blvd, Apt 130, Houston, TX 77057 and Edward Hall, whose address is 2712 Neman Court, Bowie, MD 20715 and Quintasha Haywood, whose address is 5810 Otawa Street, Oxon Hill, MD 20745, were on April 12, 2024 appointed Co-Personal Representatives of the estate of Betty Jean Hall, who died on March 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of October, 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 otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

YVONNE HALL SCHAFFER
EDWARD HALL
QUINTASHA HAYWOOD
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. 122566
147081 (4-25,5-2,5-9)



LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

The Estate of Velma R. Watson

23321 ALEXANDER CRUMMELL AVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

23321 Alexander Crumell Ave., Aquasco, MD 20608, 8th (Eighth) Election District, described as follows: All that lot of land and imp. 2,500.0000 SQ.FT. CEDAR HAVEN LOT 19 BLK 62 ASSMT \$500 LIB 00000 FL 000

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case No. C-16-CV-24-001644

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319391 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

CONDOMINIUM BLDG 20 UNIT 6769 A-2 2,001.0000 Sq. Ft. & Imps. Wilson Bridge

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

It is thereupon this 8th day of April, 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 newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property with Parcel Identification Number 12-1319391 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

146992 (4-18,4-25,5-2)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

JUDE ANYERE

vs.

SOLANGE MBAH

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-24-000615

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

That the Defendant, Solange Mbah is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE, CUSTODY, CHILD SUPPORT AND FOR OTHER RELIEF naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and stating that the Defendant's last known address is: 2827 Dunvale Rd, #5303, Houston, TX 77063, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, SOLANGE MBAH, 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 9th day of May, 2024, and it is further;

ORDERED, THAT THE DEFENDANT, SOLANGE MBAH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 8th day of JUNE 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/ HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk

146994 (4-18,4-25,5-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAREAN ALSTON

Notice is given that Roberta Alston, whose address is 1144 Rogers Rd, Cassatt, SC 29032, was on April 3, 2024 appointed Personal Representative of the estate of Carean Alston, who died on March 24, 2022 without a will.

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

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

ROBERTA ALSTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 125021
147012 (4-18,4-25,5-2)

LEGALS

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

**In The Estate Of:
JESSE PUGH, III**
Estate No.: 131810

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Liset Lopez 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 **June 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

147049 (4-25,5-2)

ORDER OF PUBLICATION

NAR Solutions, Inc
Plaintiff

vs.

Frederick J Corder;
Marilyn M Corder;
U.S. Small Business Administration
Prince George's Financial Service Corporation;
Houston E. Gray;
Industrial Bank;
Paul J. Cohen, Esq.;
Omni Council of Unit Owners, Inc.;
Prince George's County, Maryland

And

All other persons having or claiming to have an interest in property described as 4000 Mitchellville Rd., Unit A-304, Bowie, MD 20716, and more fully described in Liber 9182 Page 0517 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$174,400 and Assessed to: Frederick J Corder; Property ID: 07-0669986,

Defendants

In the Circuit Court for Prince George's County, Maryland
Civil Action No.
C-16-CV-24-001645

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property:

4000 Mitchellville Rd., Unit A-304, Bowie, MD 20716, and more fully described in Liber 9182 Page 0517 among the Land Records Book for Prince George's County, Maryland, Assessed Value: \$174,400 and Assessed to: Frederick J Corder

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Kirk T. Hardisty

CROOM STATION RD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Croom Station Road, Upper Marlboro, MD 00000, 3rd (third) Election District, described as follows: All that lot of land L 10307 F 345 1.0000 ACRES ASSMT \$6,000 MAP 101 GRID E4 PAR 011 LIB 38876 FL 391

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001752

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Croom Station Road, Upper Marlboro, MD 00000 in the 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:

All that lot of land L 10307 F 345 1.0000 ACRES ASSMT \$6,000 MAP 101 GRID E4 PAR 011 LIB 38876 FL 391

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property Croom Station Road, Upper Marlboro, MD 00000 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's 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

147027 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Foster Communities of Maryland, Inc.

6004 BUTTERFIELD DR

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

6004 Butterfield Drive, Clinton, MD 20735, 9th (Ninth) Election District, described as follows: All that lot of land and imps. Vacation-v- 020 04 (283237sf Comb Fr Plat#0 9-159005 vac V-02004 200 7.7900 acres

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001753

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 6004 Butterfield Drive, Clinton, MD 20735 in the 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:

All that lot of land and imps. Vacation-v- 020 04 (283237sf Comb Fr Plat#0 9-159005 vac V-02004 200 7.7900 acres

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 6004 Butterfield Drive, Clinton, MD 20735 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's 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

147028 (4-25,5-2,5-9)

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Jonah R. Birnbaum

8814 MYRTLE AVE

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8814 Myrtle Avenue, Bowie, MD 20720, 14th (Fourteenth) Election District, described as follows: All that lot of land and imps. LOTS 69,70,71, 72 & 73 12,500.0000 SQ.FT. BOWIE BLK 24

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001754

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8814 Myrtle Avenue, Bowie, MD 20720 in the 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:

All that lot of land and imps. LOTS 69,70,71, 72 & 73 12,500.0000 SQ.FT. BOWIE BLK 24

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 8814 Myrtle Avenue, Bowie, MD 20720 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's 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

147029 (4-25,5-2,5-9)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Karla D. Walker

DANGERFIELD RD

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

Dangerfield Road, Clinton, MD 20735, 9th (ninth) Election District, described as follows: All that lot of land and imps. 1.0000 ACRES ASSMT \$7,233 MAP 126 GRID A2 PAR 015 LIB 28773 FL 454

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001755

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Dangerfield Road, Clinton, MD 20735 in the 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:

All that lot of land and imps. 1.0000 ACRES ASSMT \$7,233 MAP 126 GRID A2 PAR 015 LIB 28773 FL 454

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property Dangerfield Road, Clinton, MD 20735 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's 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

147030 (4-25,5-2,5-9)

LEGALS

ORDER OF PUBLICATION

Jay Perera
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093
Plaintiff

v.

Maria C. Salgado

8822 GLENARDEN PKWY

and

Prince George's County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8822 Glenarden Pkwy, Lanham, MD 20706, 13th (Thirteenth) Election District, described as follows: All that lot of land and imps. PT LT 6 & LT 7 EQ 5575 SE, 5,575.0000 SQ.FT. GLENARDEN HEIGHTS BLK 3 ASSMT \$700 LIB 44285 FL 299

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY

Case Number: C-16-CV-24-001756

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 8822 Glenarden Pkwy, Lanham, MD 20706 in the 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:

All that lot of land and imps. PT LT 6 & LT 7 EQ 5575 SE, 5,575.0000 SQ.FT. GLENARDEN HEIGHTS BLK 3 ASSMT \$700 LIB 44285 FL 299

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

It is thereupon this 15th day of April, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 18th day of June, 2024, and redeem the property 8822 Glenarden Pkwy, Lanham, MD 20706 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's 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

147031 (4-25,5-2,5-9)

Shipley & Horne, P.A.
L. Paul Jackson, II
1101 Mercantile Lane, Suite 240
Largo, MD 20774
(301) 925-1800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMMALEAN S ODEMNS

Notice is given that Annette Solomon, whose address is 2321 4th Street NE Unit 519, Washington, DC 20002, was on April 17, 2024 appointed Personal Representative of the estate of Emmalean S Odemns who died on February 27, 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 17th day of October, 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.

ANNETTE SOLOMON
Personal Representative

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

Estate No. 133145

147059 (4-25,5-2,5-9)

ORDER OF PUBLICATION

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

Plaintiff

vs.

MARJORIE SHELTON

PRINCE GEORGE'S COUNTY, MARYLAND
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

STEPHEN J. MCGIBBON,
TRUSTEE

PRINCE GEORGE'S COUNTY, MARYLAND
S/O: RHONDA L. WEAVER,
COUNTY ATTORNEY

AND

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

709 59TH PL
CAPITOL HEIGHTS MD 20743

AND

Unknown Owner of the property 709 59TH PL described as follows: Property Tax ID 18-1984764 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-24-001786

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

7875 SQ FT FAIRMOUNT HEIGHTS BLK F; LTS 17.18.19 Assmt 376,600 Lib and FJ 4869/289 and assessed to MARJORIE SHELTON, also known as 709 59TH PL, CAPITOL HEIGHTS MD 20743, Tax Account No. 18-1984764.

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 15th day of April, 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 10th day of May, 2024, warning all persons interested in the property to appear in this Court by the 18th day of June, 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

147032 (4-25,5-2,5-9)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARGARET G MCKEITHEN

Notice is given that Edna D West, whose address is 1405 Barnacle Geese Court, Upper Marlboro, MD 20774, was on April 10, 2024 appointed Personal Representative of the estate of MARGARET G MCKEITHEN, who died on January 30, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of October, 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.

EDNA D WEST
Personal Representative

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

Estate No. 133052

147071 (4-25,5-2,5-9)

LEGALS

Martin G. Oliverio, Esq
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-383-1856

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
SPENCER L MCNEIL

Notice is given that Georgia L McNeil, whose address is 12413 Keynote Lane, Bowie, MD 20715, was on April 18, 2024 appointed Personal Representative of the estate of Spencer L McNeil, who died on December 13, 2023 without a will.

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

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

GEORGIA L MCNEIL
Personal Representative

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

Estate No. 132020

147121 (5-2,5-9,5-16)

LEGALS

Martin G. Oliverio, Esquire
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-383-1856

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
DANIEL SENG PUN LAW

Notice is given that Wai Peng Foo, whose address is 213 Fountain Green Lane, Gaithersburg, MD 20878, was on April 18, 2024 appointed Personal Representative of the estate of Daniel Seng Pun Law, who died on August 25, 2022 without a will.

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

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.

WAI PENG FOO
Personal Representative

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

Estate No. 128804

147134 (5-2,5-9,5-16)

The Prince George's Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George's County Since 1932