May 23 – May 29, 2024 – The Prince George's Post – A7

The Prince George's Post

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GRACE A CHAMBERLIN

Notice is given that Diane Arvidson, whose address is 2026 Hunt-wood Drive, Gambrills, MD 21045 and Deborah Witten, whose address is 12513 Caswell Lane, Bowie, MD 20715 were on May 8, 2024 appointed Co-Personal Representa-tives of the estate of Grace A Chamberlin who died on November 18, 2023 with a will.

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

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

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

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

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

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

DIANE ARVIDSON DEBORAH WITTEN **Co-Personal Representatives**

CERETA A. LEE REGISTER OF W	
PRINCE GEORG	
P.O. Box 1729	
UPPER MARLBO	DRO, MD 20773-1729
	Estate No. 133370
147233	(5-16, 5-23, 5-30)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, signee, v.	, Esq., As- Plaintiff
Genada Casey-Willlia	ams and
Brent J. Williams	Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000403

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH ELLEN SEEKFORD

Notice is given that Robin Kay Seekford, whose address is 12921 Marquette Lane, Bowie, MD 20715 and Brenda Jean Seekford, whose address is 1406 Rio Grande Court, Severn, MD 21144 were on May 3, 2024 appointed Co-Personal Repre-sentatives of the estate of Ruth Ellen Seekford who died on March 19, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of November, 2024.

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

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

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

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

ROBIN KAY SEEKFORD BRENDA JEAN SEEKFORD **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. 133078 <u>147234</u> (5-16,5-23,5-30)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, I signee,	Esq., As- Plaintiff
V.	
Karen Irving and Mars	sh Irving Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000423

NOTICE is hereby given this 30th day of April, 2024, by the Circuit Court for Prince George's County, that the sale of the property men-

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Russell Wil-

son, whose address is 1218 Chaplin St SE, Washington, DC 20019, was on May 6, 2024 appointed Personal Representative of the estate of Joyce

Chase, who died on December 7,

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal represen-

All persons having any objection

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

their objections with the Register of

Wills on or before the 6th day of November, 2024.

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

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

(1) Six months from the date of the

(2) Two months after the personal

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

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

creditor presents the claims within

two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 133167

(5-16,5-23,5-30)

RUSSELL WILSON

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

147239

IN THE ESTATE OF JOYCE CHASE

2023 without a will

tative or the attorney.

decedent's death; or

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN MIRCEA CORBETT CADIA

Notice is given that Dan M Ionescu, whose address is 1520 Ridge Rd, Belmont, CA 94002, was on April 29, 2024 appointed Per-sonal Representative of the estate of John Mircea Corbett Cadia, who died on October 17, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of 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 under-signed, on or before the earlier of the following dates:

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

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

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

DAN M IONESCU Personal Representative

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

Estate No. 131123 147240 (5-16,5-23,5-30)

NOTICE OF REPORT

Plaintiff

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose signee,	e, Esq., As- Plaintiff
V.	
David Lee Armstror Shirley Harpor Arm	

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000424

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of May, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 52,582.78. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25. 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration")

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL

NOTICE IS GIVEN that the Commonwealth of Pennsylvania court of Chester county appointed Marita Rivero, whose address is 174 Middlesex Rd., Brookline, MA 02467 and Juan Rivero, whose address is 174 Bright St, San Francisco, CA 94132 as the Co-Personal Representatives of the Estate of Grace B. Rivero who died on April 16, 2009

The Maryland resident agent for service of process is Belinda Reese, whose address is 14625 Baltimore Ave, Laurel, MD 20707.

At the time of death, the decedent

lowing dates:

(1) Six months from the date of the

law will be barred.

JUAN RIVERO Foreign Co-Personal Representatives

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

UPPER MARLBORO, MD 20773

Estate No. 132738 147248 (5-16,5-23,5-30)

THIS COULD BE YOUR AD!

LEGALS

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Nancy Hayes and Michelle Clark Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000434

NOTICE is hereby given this 30th day of April, 2024, by the Circuit Court for Prince George's County, that the sale of the property men-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF DONALD ROBERT ADDISON

Notice is given that Jamarr W Creech, whose address is 312 Marshall Ave, Suite 900, Laurel, MD 20707, was on April 9, 2024 appointed Personal Representative of the estate of Donald Robert Addison, who died on December 26, 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 represen-tative or the attorney.

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

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

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

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

JAMARR W CREECH Personal Representative

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

Estate No. 121425

147173 (5-9,5-16,5-23)

Call 301-627-0900 for a quote.

v.

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Kay Brunner Falco, Trustee and John Falco, Trustee, of The John and Kay Falco Rev Living Trust Dtd 10-29-10

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000435

NOTICE is hereby given this 30th 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 by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of May, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 55,471.72. The property sold herein is One 505,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1002, 1004, 1006, 1009, 1010, 1012, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

OF SALE Daniel C. Zickefoose, Esq., Assignee, v.

Rachael D. Lubitz and James P. Lubitz, Jr. Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000425

> NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of May, 2024; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024. The Report of Sale states the amount of the foreclosure sale to be \$ 17,879.78. The property sold herein is One 154,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

REPRESENTATIVE

domiciled in Brookline, MA.

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 co-personal representatives on or before the earlier of the fol-

decedent's death; or

(2) Two months after the foreign co-personal representatives 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 de-livery of the notice. Claims filed after that date or after a date extended by

MARITA RIVERO

foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or be-fore the 30th day of May, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 19,998.44. The property sold herein is One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Inter-est in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25. 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk <u>147179</u> (5-9,5-16,5-23) tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of May, 2024; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,713.96. The property sold herein is One 850,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147180 (5-9,5-16,5-23) MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD

True Copy—Test: Mahasin Él Amin, Clerk <u>147181</u> (5-9,5-16,5-23) MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, MD

True Copy-Test: Mahasin El Amin, Clerk <u>147182</u> (5-9,5-16,5-23) tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of May, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 62,904.47. The property sold herein is One 637,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (5-9,5-16,5-23) 147183

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

True Copy—Test: Mahasin El Amin, Clerk 147184 (5-9,5-16,5-23)



NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Marqueo

Christopher Curry, whose address is 635 Gallatin St NW, Washington, DC

20011, was on May 7, 2024 appointed

Personal Representative of the estate of William Wendell Curry who died

Further information can be ob-

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

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

their objections with the Register of Wills on or before the 7th day of No-

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-

sentative or file it with the Register

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

(1) Six months from the date of the

(2) Two months after the personal representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable

thereafter. Ćlaim forms may be ob-

MARQUEO CHRISTOPHER CURRY

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 133230

(5-16,5-23,5-30)

other delivery of the notice.

Personal Representative

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

147226

contacting the personal represen-

on April 3, 2024 with a will.

tative or the attorney.

vember, 2024.

following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF WILLIAM WENDELL CURRY

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROGER LEE HURD SR.

Notice is given that Nancy A Hurd, whose address is 1921 Turnbull Lakes Drive, New Smyrna Beach, FL 32168, was on April 29, 2024 appointed Personal Representative of the estate of Roger Lee Hurd Sr. who died on March 22, 2024 with a will.

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

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

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

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

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

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

NANCY A HURD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20	
Estate	No. 133283
147170 (5-9	<u>,5-16,5-23)</u>

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Daniel Kelly,

whose address is 1253 Linden Av-enue, Halethorpe, MD 21227, was on May 8, 2024 appointed Personal Rep-

resentative of the estate of Mark E Kelly who died on April 5, 2024 with

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen-

TO ALL PERSONS INTERESTED

AKA: MARK EDWARD KELLY

IN THE ESTATE OF

tative or the attorney.

MARK E KELLY

a will

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERRY KELLY HONOR

Notice is given that Sharrone Honor, whose address is 511 Carowill Drive, Apt. 206, Greensboro, NC 27455, was on April 25, 2024 appointed Personal Representative of the estate of Terry Kelly Honor, who died on March 27, 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 25th 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 under-signed, on or before the earlier of the following dates:

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

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

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

SHARRONE HONOR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133171 <u>147171</u> (5-9,5-16,5-23)

LEGALS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF BONNIE LOU (MCCAW) SHIELDS

Notice is given that Leerin Kelly Shields, whose address is 860 Wesley Circle, Apt 302, Apopka, FL 32703, was on April 24, 2024 appointed Per-sonal Representative of the estate of Bonnie Lou (McCaw) Shields 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 represen-tative or the attorney.

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

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

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

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

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

LEERIN KELLY SHIELDS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133226 147223 (5-16,5-23,5-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORETHA ABNEY

Notice is given that Sandra A Abney, whose address is 906 Nar-rowleaf Drive, Upper Marlboro, Maryland 20774, was on May 8, 2024 appointed Personal Representative of the estate of Doretha Abney who died on November 20, 2023 with a will.

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

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

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

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

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

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

SANDRA A ABNEY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133237 147224 (5-16,5-23,5-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DELORES BELLE JARRELL**

Notice is given that Dwan Sue Landin, whose address is 275 Mount Levels Farm Rd, Paw Paw, WV 25434, was on May 6, 2024 appointed Personal Representative of the estate of Delores Belle Jarrell who died on February 22, 2023 with a will.

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

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

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

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

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

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

DWAN SUE LANDIN Personal Representative

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

Estate No. 129556 (5-16,5-23,5-30) <u>147225</u>

LEGALS

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

TO ALL PERSONS INTERESTED

Notice is given that Patty A Russell, whose address is 6030 Cipriano Road, Lanham, MD 20706, was on May 1, 2024 appointed Personal Rep-resentative of the estate of Shirley Ruth Stinnette who died on April 16, 2024 with a will.

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Donna R Hardy, whose address is 3213 John Rolfe Court, Dumfries, VA 22026,

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 a

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Michael Reza,

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

BERNICE SHEILA WHITE

Notice is given that Sandra W Buckner, whose address is 10200 Spring Water Place, Upper Marlboro, MD 20772, was on April 2, 2024 ap-pointed Personal Representative of the estate of Bernice Sheila White who died on February 14, 2024 with a will.

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

A 11

IN THE ESTATE OF EDWARD OWEN BRIGGS SR Notice is given that Helen Weaver Briggs, whose address is 9018 Abi-lene Pl, Clinton, MD 20735, was on

All persons having

May 3, 2024 appointed Personal Rep-resentative of the estate of Edward Owen Briggs Sr who died on June 15, 2023 with a will. Further information can be ob-

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY RUTH STINNETTE

tative or the attorney.

All persons having

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF JOSEPH SYLVESTER KELLEY IR

was on May 1, 2024 appointed Personal Representative of the estate of Joseph Sylvester Kelley Jr who died on April 26, 2024 with a will.

NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF GERALDINE RUTH REZA

whose address is 5980 Calvert Way, Eldersburg, MD 21784, was on April 30, 2024 appointed Personal Representative of the estate of Geraldine Ruth Reza who died on March 31, 2024 with a will

Further information can be ob-

A 11

ection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of November, 2024.

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

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

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

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

DANIEL KELLY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133209

<u>147227</u> (5-16,5-23,5-30)

LEGALS

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

Estate No.: 132618

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate

You are hereby notified that a petition has been filed by Edward Poretz 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 **July 24, 2024 at** 10:30 A.M.

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

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

147270

(5-23, 5-30)

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

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

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

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

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

DONNA R HARDY Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133305 147228 (5-16,5-23,5-30)

naving ection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of October, 2024.

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

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

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

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

MICHAEL REZA

UPPER MARLBORO, MD 20773-1729 Estate No. 133300 147229 (5-16,5-23,5-30)

navin ectior to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of October, 2024

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

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

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

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

SANDRA W BUCKNER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132826 147230 (5-16,5-23,5-30)

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of November, 2024

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

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

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

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

HELEN WEAVER BRIGGS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132760

(5-16,5-23,5-30)

<u>147231</u>

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

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

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

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

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

PATTY A RUSSELL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133331 (5-16,5-23,5-30) 147232

The Prince George's Post

Early Publication Deadline — For the May 30th edition:

All submissions must be received by

NOON, Friday, May 24th, 2024

Questions? Call 301-627-0900 or email bboice@pgpost.com

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

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: 5/31/2024.

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

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

2008	GMC	YUKON	VA	XDE6843	1GKFK638X8J131858
1995	FORD	F350	MD	8AC5633	1FTJW35H0SEA20404
1999	FORD	F150	VA	TRS9630	1FTRX17WXXNA97031
2020	NISSAN	MURANO	MD	5EA6158	5N1AZ2DS8LN124067
2011	TOYOTA	CAMRY	MD	9EP6976	4T1BK3EK4BU126223
2004	CADILLAC	CTS	CA	1CC5570	1G6DM557640103969

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

2002 HONDA ACCORD MD 4BW5577 1HGCG66842A045465

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

2005 CHRYSLER GR4863 2C3JA53G35H624048 300 DC FX35 JNRBS08W76X401332 2006 INFINITI VA M32293

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

2013 HONDA CIVIC 7CVC627 19XFB2F59DE286673 CA 2013 AUDI A5 DC IH0557 WAUCFAFR6DA070090 2020 CHEVROLET EQUINOX MD 3GNAXHEVXLS595334 T1040211 RAM 3500 PU MD 3C63RRJL1JG199516 2018 DODGE. 8FD1552 1998 CHEVROLET TAHOE MD 4FB2505 1GNEK13R2WJ348568

147302

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Au-thority 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: 5/31/2024.

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

2016 NORTH NEWTON TRAILER

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on September 13, 2006, a certain Deed of Trust was exe-cuted by Mildred L. Hall, and Edward Hall as Grantor(s) in favor of Academy Mortgage, LLC as Beneficiary, and Mark C. McVearry as Trustee(s), and was recorded on November 29, 2006, in Book 26500, Page 30 in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated October 4, 2019, and recorded on January 30, 2020, in Book 43135, Page 503, in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on February 28, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of March 14, 2024 is \$418,835.35; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on June 11, 2024 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 6606 Evanston Street, Forestville, MD 20747

Tax ID: 06-0506089

(5-23)

4KPBF1316GN010321

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$418,835.35.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$42,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$42,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day incre-ments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due

LEGALS

plat recorded in Plat Book WWW #49, Plat #50 among the Land Records of Prince George's County, Maryland.

The improvements thereon being known as 6606 Evanston Street. Tax ID# 06-0506089

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

147286

(5-23,5-30,6-6)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE

IMPROVED REAL ESTATE

4816 HARCOURT ROAD UNIT #23 UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Yolanda Alexander aka Yoland Alexander, dated January 27, 2006, and recorded in Liber 24493 at folio 118 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the un-dersigned 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

JUNE 4, 2024 AT 9:30 AM

ALL THAT FEE-SIMPLE LOT OF GROUND AND THE IMPROVEMENTS THEREON situated in Prince George's County, Maryland and more fully described in the aforesaid Deed of 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 \$13,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter y the purchaser. Condominium fees and / or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure cale shall as possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter #

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

2023 VOLVO	VNL	CA	YP43384	4V4NC9EJ6PN603989
2020 HYUNDAI	TRAILER	NJ	TXJ39W	3H3V532C8LT162016

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

2005 DODGE	GRAND	MD	8FN1942	2D4GP24R85R111328
	CARAVA	N		
1995 TOYOTA	CAMRY	MD	821030T	4T1SK13E5SU571393

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

2006	MERCEDES- BENZ	E350			WDBUF56J46A796377
2006	LAND ROVER	RANGE ROVER	MD	9AZ9120	SALMF15496A232951
	CHEVROLET FORD	IMPALA			2G1WC57M491149576 1FMFU73E88UB32658

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

2007	CHEVROLET	MALIBU	MD	9DFJ38	1G1ZS58F37F125839
2004	CHEVROLET	SUBURBAN	N		3GNFK16Z64G279284
1995	TOYOTA	CAMRY	MD	02087HT	4T1GK12E2SU082926
2006	PONTIAC	TORRENT	MD	7FM5159	2CKDL63F266171613
2015	ACURA	RDX	MD	7FD3031	5J8TB4H50FL004783
2002	JEEP	LIBERTY	MD	5DS5654	1J8GL58K02W212060
2005	CHEVROLET	EXPRESS	VA	TLV3574	1GCFG15XX51153813
2002	HONDA	ACCORD	MD	1CV1328	1HGCG56662A031270
2013	MERCEDES-	C300	VA	97750B	WDDGF8AB3DR300215
	BENZ				

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

2005 GMC	C5	1GDG5C1F

147303

65F904589

(5-23)

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If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bid-der may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclo-sure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: April 23, 2024

Cohn, Goldberg & Deutsch, LLC Foreclosure Commissioner

BY: Richard E. Solomon AIS#9112190178 Richard E. Solomon Cohn, Goldberg & Deutsch, LLC 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 (410) 296-2550 rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

EXHIBIT A

Lot numbered One (1) in the subdivision known as "EVAN'S ACRES" as per

<u>23-600553</u>)

147207

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

(5-16,5-23,5-30)

The Saint Yves Law Firm Marie-Yves N. Jean-Baptiste, Esq., LL.M. 600 Washington Ave. #201 Towson, MD 21204 443-704-8692

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE O BETTY J. SPENCER

Notice is given that Eric Spencer, whose address is 695 Winding Stream Way, Apt. #303, Odenton, MD 21113, was on May 14, 2024 ap-pointed Personal Representative of the estate of Betty J. Spencer, who died on December 6, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of November, 2024.

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

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

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

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

ERIC SPENCER Personal Representative

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

147276

, Soro, MD 20773-1729	UPPER MARLBO	ro, MD 20773-1729
Estate No. 133367		Estate No. 13058
(5-23,5-30,6-6)	147283	(5-23,5-30,6-6

state No. 130584 (5-23,5-30,6-6)

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

LEGALS

ROBERT M MCCARTHY 4405 EAST WEST HIGHWAY SUITE 201 BETHESDA, MD 20814 301-654-3730

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BEVERLY STANCIL

Notice is given that Robert M Mc-Carthy, Esq, whose address is 4405 East West Highway, Ste 201, Bethesda, Maryland 20814, was on May 8, 2024 appointed Personal Representative of the estate of Bev-orty Charil who diad on November erly Stancil, who died on November 11, 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

ROBERT M MCCARTHY, ESQ Personal Representative

CERETA A. LEE

P.O. Box 1729

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

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

6211 42ND AVENUE HYATTSVILLE, MD 20781

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24603, Folio 638, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$287,200.00, and an interest rate of 3.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 11, 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 \$24,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser 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

147262

CITY OF HYATTSVILLE NOTICE OF A PUBLIC HEARING

The City Council of the City of Hyattsville, Maryland will hold a public hearing at 6:30 p.m. on June 3, 2024, to hear input on the proposed FY25 budget. The proposed FY25 draft budget will be published with the Agenda found at https://hyattsville-md.legistar.com/Calendar.aspx. The hearing will be held remotely via video teleconference. Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN_B5x7jRa8RbChJd9BFK syvg. Meeting login details including a phone number for audio only access will be provided upon registration. The meeting will also be broadcast on the City's cable television channel (Comcast 71, Verizon 12).

The hearing is open to the public, and public testimony is encouraged. Participants who join the video/audio conference will be enabled to speak by the meeting chair. Speakers will be allowed to address the Council for two (2) minutes. Public Comment may also be made by emailing cityclerk@hyattsville.org. All electronic comments must be submitted by 4:30 p.m. on June 3, 2024. Comments received will be emailed to the City Council prior to the hearing. LEGALS

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

Notice is given that Thomas]

Kokolis, whose address is 110 North Washington Street, Suite #500,

Rockville, MD 20850, was on May 8,

2024 appointed Personal Representative of the estate of Emma Joyce

Sanford, who died on June 24, 2023

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

by contacting the personal representative or the attorney.

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 dece-

dent died before October 1, 1992, nine months from the date of the

(2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or other delivery of the notice.

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

provided by law, is unenforceable thereafter. Claim forms may be ob-

THOMAS J. KOKOLIS, ESQUIRE

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 131724

(5-23,5-30,6-6)

CERETA A. LEE

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY P.O. Box 1729

decedent's death; or

EMMA JOYCE SANFORD

without a will.

Adam L Abrahams 3206 Tower Oaks Blvd, #400 Rockville, MD 20852 240-283-1162

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CRAIG RICARDO ARTHURS

Notice is given that Danielle Hawkins, whose address is 6227 E Hil Mar Circle, District Heights, MD 20747, and Laverne Thomas, whose address is 7701 Don Drive, Clinton, MD 20735 were on December 16, 2021 appointed co-personal representatives of the small estate of Craig Ricardo Arthurs, 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 co-personal representatives or the attorney.

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

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

(2) Thirty days 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 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.

DANIELLE HAWKINS LAVERNE THOMAS Co-Personal Representatives

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

147266

(5-23,5-30,6-6)

UPPER MARLBORO, MD 20773-1729 Estate No. 119056

(5-23)

LEGALS

<u>147281</u>

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

2501 57TH AVENUE CHEVERLY, MD 20785

By authority contained in a Deed of Trust dated November 9, 2018 and recorded in Liber 41595, Folio 437, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$25,000.00, and an interest rate of 5.340%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

LEGALS

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 GAIL LONISE GASKINS

Notice is given that Thomas J Kokolis, whose address is 110 North Washington Street, Suite #500, Rockville, MD 20850, was on May 8, 2024 appointed Personal Representative of the estate of Gail Lonise Gaskins, who died on January 26, 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 130125 147282 (5-23,5-30,6-6)

Call 301-627-0900 for a quote.

MARYLAND DEPARTMENT OF NATURAL RESOURCES

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

Issue Date: 05/20/2024

The Maryland Department of Natural Resources - Forest Service is reviewing the following application for a Forest Conservation Program Steven T. Greenblat 4301 Garden City Dr. #300 Landover, MD 20785 301-459-3333

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LESTER D. HARRIS

Notice is given that Steven T. Greenblat, whose address is 4301 Garden City Drive, #300, Landover, MD 20785, was on January 30, 2024 appointed Personal Representative of the estate of Lester D. Harris, who died on September 23, 2022 without a will.

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

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

STEVEN T. GREENBLAT Personal Representative

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

Estate No. 129272 147277 (5-23,5-30,6-6)

LEGALS

ORDER OF PUBLICATION

TRANSITO AGUILAR LOPEZ

vs. CARLOS JIMENEZ DEL CID,

ET AL.

Prince George's County, Maryland Case No.: C-16-FM-22-001168

Persons with questions regarding this hearing may call 301-985-5001 for further information.

147284

SUMMARY NOTICE OF SALE

PRINCE GEORGE'S COUNTY, MARYLAND

\$185,575,000* General Obligation Consolidated Public Improvement Bonds, Series 2024A (the "Series 2024A Bonds")

\$99,025,000* General Obligation Consolidated Public Improvement Refunding Bonds, Series 2024B (the "Series 2024B Bonds")

(5-23)

Prince George's County, Maryland a body corporate and politic (the "County") intends to receive electronic proposals via BiDCOMP/PARITY® on:

Tuesday, June 4, 2024

until 10:45 a.m. Prevailing Eastern Time for the purchase of the Series 2024A Bonds and until 11:15 a.m. Prevailing Eastern Time for the purchase of the Series 2024B Bonds.

The Series 2024A Bonds will be dated the date of issuance and bear interest payable beginning on February 1, 2025 and semiannually thereafter on each February 1 and August 1 until maturity or earlier redemption. The Series 2024B Bonds will be dated the date of issuance and bear interest payable beginning on March 1, 2025 and semiannually thereafter on each March 1 and September 1 until maturity. All proposals must be submitted through BiD-COMP/PARITY[®]. Bids will be accepted pursuant to the Notices of Sale for the Series 2024A Bonds and the Series 2024B Bonds (collectively, the "Bonds").

If no acceptable bids are received on such date, the County will receive proposals for the Bonds on such later day as shall be determined by the County until the Bonds are sold or this Notice is withdrawn by the County. The principal amount of the Bonds is subject to adjustment as further provided in the Notices of Sale. Any such changes will be communicated by the County through BiDCOMP/PARITY®. The County reserves the right to reject any or all bids.

In addition, notice of any day, other than Tuesday, June 4, 2024, for receiving proposals for the Bonds will be communicated by the County through BiDCOMP/PARITY®.

Each bid must conform to the terms and conditions set forth in the Notices of Sale. This announcement does not constitute the solicitation of bids to purchase the Bonds. The sale of the Bonds shall be made exclusively pursuant to the terms of the Notices of Sale.

The Notices of Sale and the Preliminary Official Statement issued in connection with the sale of the Bonds may be obtained on or after May 28, 2024 at www.i-dealprospectus.com or from the County's Financial Advisor: Public Resources Advisory Group, by contacting Monika Conley at (917) 749-2426 (mconley@pragadvisors.com) or Christian Lund at (615) 812-3358 (clund@pragadvisors.com).

*Preliminary, subject to change.

PRINCE GEORGE'S COUNTY, MARYLAND

By Angela D. Alsobrooks County Executive

MAY 28, 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 \$5,000.00 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

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

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

<u>147147</u>

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2024-01 – Procurement & Contracting Procedures

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 Ordinance 2024-01 – Procurement & Contracting Procedures on May 6, 2024. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends the City Code in order to modernize and codify the City's contracting and procurement policies.

The Ordinance is effective on May 26, 2024. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2024-01-Procurement & Contracting Procedures in its entirety contact Laura Reams, City Clerk, at (301) 985-5009 or go to <u>www.hyattsville.org</u>.

The City Council of Hyattsville

(5-23,5-30) 147211

Plan Approval. The application and related information are on file at the Maryland Department of Natural Resources, Forest Service, Tawes State Office Building E-1, 580 Taylor Avenue, Annapolis, MD 21401. Arrangements may be made for inspections and copying of file materials.

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

Written comments, requests to be placed on the interested persons list, or requests for a hearing must be received on or before 06/22/2024. Correspondence should be addressed to the Maryland Department of Natural Resources-Forest Service, State Forest Conservation Program, Tawes State Office Building E-1, 580 Taylor Avenue, Annapolis, MD 21401.

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

Application received:

147301

(5-16,5-23)

(5-9,5-16,5-23)

The Washington Suburban Sanitary Commission (WSSC Water) proposes to rehabilitate and upsize sanitary sewer mains and provide stream stabilization to protect and maintain sewer assets in Montgomery County, Maryland. This work will result in the clearing of 1.18 acres of forest as part of a Forest Conservation Plan (C24-03) submitted to the State of Marvland Forest Conservation Program. The work associated with this project is located at the Parklawn Memorial Cemetery, Village Square Apart-ment complex, and Maryland-Na-tional Capital Parks and Planning Commission (M-NCPPC) Parkland located in the vicinity of 12800 Viers Mill Road, Rockville, Maryland, in the Rock Creek Watershed. Information about this project may be obtained by contacting the Úrban & Community Forestry Program Director at (410) 260-8510.

(5-23)

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

That the Defendant, Carlos Manuel Jimenez del Cid is hereby notified that the Plaintiff, has filed a Complaint for Custody and MO-TION FOR SPECIAL IMMIGRANT JUVENILE STATUS FINDINGS naming him/her as the defendant and stating that the Defendant's last known address is: Florida, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **CARLOS MANUEL JIMENEZ DEL CID**, 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;

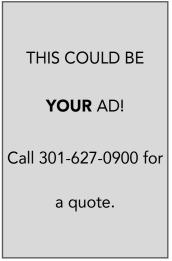
ORDERED, said posting to be completed by the 8th day of June, 2024; and it is further

ORDERED, that the plaintiff shall mail, by <u>regular mail</u> (first class mail), to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFEN-DANT, CARLOS MANUEL JIMENEZ DEL CID, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 8th day of July, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk <u>147213</u> (5-16,5-23,5-30)



147288

NOTICE OF INITIATION AND 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 the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George's County Code, being also the Zoning Ordinance of Prince George's County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:

The Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (CR-002-2022)

To view the Council Resolution (CR-002-2022) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, https://princegeorgescountymd.legistar.com/Legislation.aspx

PUBLIC HEARING DATE/TIME: Monday, July 8, 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 attend and provide public comment, either in support or opposition, concerning the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE:

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

> 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 Tuesday, July 23, 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.

The proposed Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) can be viewed online at https://pgplan.org/WHQC, or a physical copy is available for review on site at no cost at the following locations:

1. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD

LEGALS

MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Monday, June 10, 2024, may delay or prohibit consideration of your testimony by the District Coun-

For more information on the affidavits and ex parte disclosure form, please see the Special Ethics Law Memo here: <u>https://ethics.maryland.gov/wp-</u> content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zon-<u>ing.pdf</u>

Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the State Ethics Commission at (410) 260-7770.

For additional information, contact the West Hyattsville-Queens Chapel Planning Team M-NCPPC, Prince George's County Planning Department, Community Planning Division 1616 McCormick Drive Largo, MD 20774 WHQC@ppd.mncppc.org 301-952-3972

> 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

<u>147289</u>

LEGALS

COUNTY COUNCIL HEARINGS

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

NOTICE OF PUBLIC HEARINGS

TUESDAY, JUNE 4, 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, June 4, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-003-2024 (DR 2) – AN ACT CONCERNING MANDATORY LAC-TATION ROOMS IN COUNTY BUILDINGS for the purpose of requiring lactation rooms in certain County buildings and or real property.

CB-004-2024 (DR 2) - AN ACT CONCERNING PARENTAL LEAVE EL-**IGIBILITY** for the purpose of revising the amount of parental leave time granted to County employees.

CB-009-2024 (DR 3) - AN ACT CONCERNING EMERGENCY 9-1-1 **VOLUNTARY CALL REGISTRY** for the purpose of establishing the vol-untary registry for emergency 9-1-1 calls, known as the Emergency 9-1-1 Voluntary Call Registry, to alert certain first responders of certain behaviors, diagnoses, or traits of individuals with special needs that may be present during certain encounters with first responders.

LEGALS

TOWN OF BLADENSBURG NOTICE OF A PROPOSED REAL PROPERTY TAX RATE INCREASE

For the tax year beginning July 1, 2024, the Mayor and Council of the Town of Bladensburg in Prince George's County proposes to increase real property tax rates on apartments from \$.74 per \$100 of assessment to \$.85 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7:00 PM on June 10, 2024 at Bladensburg Town Hall at 4229 Edmon-ston Rd., Bladensburg, MD 20710. The meeting will also be streamed live on The Town of Bladensburg's Facebook page, YouTube, and via Zoom.

To join the video conference via Zoom, please access the following

link: https://zoom.us/j/97463669358?pwd=QkNNKzRDNFJUK3pWL 0ZGc0E0NDdGZz09 Enter the Meeting ID: <u>974 6366 9358</u> and Passcode: <u>930725</u>

To join with audio only, dial +1-301-715-8592 and enter meeting ID number 97463669358#

The hearing is open to the public, and public testimony is encouraged. Speakers will be allowed to address the Mayor and Council for three (3) min-utes. Public Comment may also be emailed to <u>clerk@bladensburgmd.gov</u>. All electronic comments must be submitted by 5 PM on June 10, 2024. Writ-ten comments can also be submitted to The Town of Bladensburg, 4229 Ed-monston Rd., Bladensburg, MD 20710 and must be received by 5 PM on June 10, 2024. Commente received will be read into the record during the June 10, 2024. Comments received will be read into the record during the public comment portion of the meeting. Persons with questions regarding this hearing may call Bladensburg Town Hall at 301-927-7048 for further information.

147258

<u>147298</u>

147299

(5-23,5-30)

(5-23,5-30)

LEGALS

TOWN OF CHEVERLY NOTICE OF A PROPOSED REAL PROPERTY TAX RATE INCREASE

For the taxable year beginning July 1, 2024, the Mayor and Council of the Town of Cheverly proposes to increase real property tax rates on all real property excluding apartments from \$0.5299 per \$100 of assessment to \$0.5899 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 6:00 pm on Wednesday June 5th, 2024 at the Cheverly Community Center 6401 Forest Road Cheverly MD 20785.

The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call 301-773-8360 for further information.

To join the Zoom video conference: <u>https://tinyurl.com/FY25-</u> <u>CYTR</u>

To join with audio only: (301-715-8592) US, Meeting ID: (876 2304

The hearing is open to the public, and public testimony is encouraged.

Participants who join the video/audio conference will be enabled to speak by the meeting chair. Speakers will be allowed to address the Council for three (3) minutes. Public Comment may also be made via emailing (town-clerk@cheverly-md.gov). All electronic comments must be submitted by 5 PM on June 5, 2024.

Persons with questions regarding this hearing may call 301-773-8360 for further information.

(5-23)

LEGALS

TOWN OF CHEVERLY NOTICE OF A PROPOSED REAL PROPERTY TAX RATE INCREASE FOR APARTMENTS

For the taxable year beginning July 1, 2024, the Mayor and Council of the Town of Cheverly proposes to increase real property tax rates on apartments from \$0.7100 per \$100 of assessment to \$0.7500 per \$100 of assessment.

20781

2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount Rainier, MĎ 20712

- 3. Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722
- 4. Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD 20782
- Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount Rainier, MD 20712
- M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774

The West Hyattsville-Queens Chapel Planning Area is generally bounded by Arundel Road and the Northwest Branch of the Anacostia River levee to the south; MD 208 (38th Avenue) and MD 500 (Queens Chapel Road) to the east; MD 410 (East-West Highway), Belcrest Road, Oliver Street, Nicholas Orem Middle School, and Oliver Place to the north; and the Northwest Branch of the Anacostia River valley, MD 501 (Chillum Road), 16th Avenue, and the District of Columbia to the west.

IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RE-SULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY VALUES AND YOUR TAX LIABILITY.

ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and / or file a statement in the official record, and your intent is to request or support an intensification of zoning, please read carefully the affidavit requirements explained in this notice.

If you intend to provide in-person testimony at the Joint Public Hearing on the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or Monday, June 10, 2024. Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council's eComment portal or by email to <u>clerkofthecouncil@co.pg.md.us</u>, rather than by U.S. mail.

Affidavit forms for Prince George's County are available for download on the Maryland State Ethics Commission website at:

For individuals: http://ethics.maryland.gov/wp-content/uploads/ filebase/local-gov/local-gov-forms/PGNO1.pdf

For entities: http://ethics.maryland.gov/wp-content/uploads/ filebase/local-gov/local-gov-forms/PGNO2.pdf

For agents: http://ethics.maryland.gov/wp-content/uploads/ filebase/local-gov/local-gov-forms/PGNO3.pdf

Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:

https://ethics.maryland.gov/wp-content/uploads/filebase/localgov/local-gov-forms/PGNO4.pdf

Section 27-4102(b) of the Prince George's County Zoning Ordinance states that the "order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:

(1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD,

CB-012-2024 - AN ACT CONCERNING PROCUREMENT PRAC-TICES REVISIONS for the purpose of amending provisions of Subtitle 10A regarding administrative procedures, award of contracts, and economic de-

velopment; generally relating to procurements subject to Subtitle 10A.

CB-024-2024 (DR 2) - AN ACT CONCERNING PROCUREMENT RE-**<u>VISIONS</u>** for the purpose of replacing references to the Office of Central Services Director with the Purchasing Agent and references to Office of Central Services with the Office of Procurement.

<u>CB-027-2024 – AN ACT CONCERNING TRANSITIONAL PROVI-</u> SIONS—EXTENSION OF TIME FOR ACCESS TO PRIOR SUBDIVI-SION REGULATIONS for the purpose of amending the time for applications to be approved and considered under the prior Subdivision Regulations from two (2) years to four (4) years, or from April 1, 2024, to April 1, 2026.

<u>CB-028-2024 (DR 2) – AN ORDINANCE CONCERNING NONRESI-</u> DENTIAL BASE ZONES—PERMITTED PRINCIPAL USES—CIGAR <u>CLUB/LOUNGE</u> for the purpose of defining the use, "Cigar Club / Lounge," in the Zoning Ordinance; permitting the use in the CN (Commercial, Neighborhood), CS (Commercial, Service), and CGO (Commercial, General, and Office) zones of the County; and establishing regulations governing the use in furtherance of the public safety, health, and welfare of the residents of Prince George's County.

CB-029-2024 (DR 3) – AN ACT CONCERNING JUVENILE AND MINOR CURFEW ZONES for the purpose of allowing commercial prop-erty owners the ability to request the Police Chief to create zones within the County with a more restrictive juvenile or minor curfew; providing for the application for a more restrictive juvenile or minor curfew zone including the specification of the area covered following reasonable geographical boundaries; providing that the proposed area is primarily commercial; providing that the applicant demonstrates the ability to provide notice to the public of the more restrictive juvenile or minor curfew zone; and providing the applicant includes a letter of support from at least one County Council member that represents the district containing the more restrictive juvenile or minor curfew zone.

CB-037-2024 (DR 2) - AN ACT CONCERNING SUPPLEMENTARY AP-**PROPRIATIONS** for the purpose of declaring additional revenue and ap-

propriating to the General Fund and Internal Service Fund to provide for costs that were not anticipated and included in the Approved Fiscal Year 2024 Budget.

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

Written comments must be submitted by 3:00 p.m. on the day BE-FORE the meeting. Testimony and comments 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: <u>https://pgccouncil.us/LIVE</u>.

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

> > (5-23, 5-30)

ATTEST: Donna J. Brown Clerk of the Council

147290

A public hearing on the proposed real property tax rate increase will be held at 6:00 pm on Wednesday June 5th, 2024, at the Cheverly Town Hall 6401 Forest Road Cheverly MD 20785 virtually via Zoom.

The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call 301-773-8360 for further information.

To join the Zoom video conference: <u>https://tinyurl.com/FY25-</u> CYTR

To join with audio only: (301-715-8592) US, Meeting ID: (876 2304

The hearing is open to the public, and public testimony is encouraged.

Participants who join the video/audio conference will be enabled to speak by the meeting chair. Speakers will be allowed to address the Council for three (3) minutes. Public Comment may also be made via emailing (townclerk@cheverly-md.gov). All electronic comments must be submitted by 5 PM on June 5, 2024.

(5-23)

LEGALS

TOWN OF CHEVERLY NOTICE OF ADOPTION OF CHARTER AMENDMENT CAR-1-24 REDISTRICTING

On May 9, 2024, the Council of The Mayor and Town Council of Cheverly (the "Town") voted on Charter Amendment CAR-1-24 § C-6(A) of the charter adopted pursuant to the authority of Article XI-E of the Constitution of Maryland § 4-304 of the Annotated Code of Maryland (1957 Edition, as amended), to modify town boundaries pursuant to the most recent census

CHARTER AMENDMENT CAR-1-24§ C-6(A) OF THE CHARTER ADOPTED PURSUANT TO THE AUTHORITY OF ARTICLE XI-E OF THE CONSTITUTION OF MARYLAND § 4-304 OF THE ANNOTATED CODE OF MARYLAND (1957 EDITION, AS AMENDED), TO MODIFY TOWN BOUNDARIES PURSUANT TO THE MOST RECENT CENSUS

A Charter Resolution of the Mayor and Council of the Town of Cheverly adopted pursuant to the authority of Article XI-E of the Constitution of Maryland and §4-301 *et-seq.*, Local Government Article, Annotated Code of Maryland as amended.

The charter amendment shall be and become effective on Friday, June 28, 2024 (50 days), unless a proper petition for a referendum hereon shall be filed by Tuesday, June 18, 2024 (40 day), and a fair summary of the Amendment shall be posted at Town Hall for forty days following its adoption.

If you have comments for the Council, please email them to the Town Clerk at grichards@cheverly-md.gov

47300 (5-23)			
THE			
PRINCE			
GEORGE'S POST			
Call 301-627-0900			
Fax 301-627-6260			

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALBERTA P THOMPSON

Notice is given that Richelle A Lumpkins, whose address is 6905 Calverton Drive, Hyattsville, MD 20782, was on May 9, 2024 appointed personal representative of the small estate of Alberta P Thompson who died on March 31, 2024 with a will.

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

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

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

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

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

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

RICHELLE A LUMPKINS Personal Representative

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

Estate No. 133416

<u>147264</u> (5-23)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH EARL BLACK

Notice is given that Stephanie Black, whose address is 9703 Varus Place, Upper Marlboro, MD 20772, was on May 14, 2024 appointed per-sonal representative of the small es-tate of Kenneth Earl Black, who died on December 14, 2023 without a will will.

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

NOTICE

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

Sheila Denise Hamilton

vs

Defendant

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

CIVIL NO. CAEF 21-02694

ORDERED, this 2nd day of May 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3605 24TH Avenue, Temple Hills, Maryland 20748 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024 next, provided a copy of this notice be in-serted in some newspaper published in said County once in each of three successive weeks before the 3rd day of June, 2024, next.

The report states the amount of sale to be \$285,000.00. MAHASIN EL AMIN

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

True Copy—Test: Mahasin El Amin, Clerk

<u>147176</u> (5-9,5-16,5-23)

NOTICE

LEGALS

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

vs.

Kafayat Ashorobi

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

Defendant

CIVIL NO. C-16-CV-23-001250

ORDERED, this 13th day of May 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 624 Evening Star Place, Bowie, Maryland 20721 mentioned in these proceedings, made and re-ported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 13th day of June, 2024 next, provided a copy of this notice be inserted in some newspaper pub-lished in said County once in each of three successive weeks before the 13th day of June, 2024, next.

The report states the amount of sale to be \$319,000.00.

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

True Copy—Test: Mahasin El Amin, Clerk

<u>147259</u> (5-16,5-23,5-30)

LEGALS

surer's and / or Director's tax roll and

Deed hereinafter referred to is:

known as 1009 CHILLUM RD UNIT

202 and described as 368.0000 Sq.Ft & Imps Being known as District Ac-

count Number: 17 3755139, Block Lot

on the Tax Roll of the Director of Fi-

The complaint states among other things that the amount necessary for

redemption has not been paid. It is thereupon this 29th 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 news-

paper having a general circulation in

Prince George's County once a week for three consecutive weeks, warning

all persons interested in the property

to appear in this Court by the 2nd day of July, 2024, and redeem the

property and answer the Complaint

or thereafter a final judgment will be entered foreclosing all rights of re-demption in the property and vest-ing in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

MAHASIN EL AMIN

Clerk of the Circuit Court for

Prince George's County, Maryland

Serving

Prince George's

County

Since 1932

LEGALS

ORDER OF PUBLICATION

2901 N. Leisure World Boulevard,

2901 N. Leisure World Boulevard,

Silver Spring, Maryland 20906

Silver Spring, Maryland 20906

HENRIETTA J. MORSE

Plaintiff

SAAD BENKIRANE

Arlington, Virginia 22204

2701 12th Street, S.

JOHN E. MORSE

Vs.

and

and

ERTY

Unit 208

Unit 208

(<u>5-9,5-16,5-23)</u>

True Copy—Test: Mahasin El Amin, Clerk

147150

nance.

ORDER OF PUBLICATION CLEOPHAS L. MALONE, JR.

> Plaintiff V

JOAN PLATT SIMON, PERS. REP. OF THE ESTATE OF ROBERT PLATT

AND

JOEL N. SIMON, PERS. REP. OF THE ESTATE OF ROBERT PLATT

AND

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

0 LIVINGSTON ROAD ACCOKEEK, MD 20607

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE

PROPERTY:

0 LIVINGSTON ROAD ACCOKEEK, MD 20607

right, title and interest

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators,

grantees, assigns, or successors in

Defendant(s)

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-002057

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

All that property in Prince George's County described as: Chas Co Line, 10.5000 Acres., Assmt \$60,867 Map 170 Grid D2 Par 076 Lib 04754, Fl 293, tax account no. 05-0276428, and assessed to Robert Platt.

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

expired. It is thereupon this 6th day of May, 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

ORDER OF PUBLICATION

LATAYA BYRD, Plaintiff, V.

PEARL S. GRAY, PERSONAL REP-RESENTATIVE OF THE ESTATE OF JEROME S. JONES

AND

STATE OF MARYLAND SERVE ON: ANTHONY G. BROWN, ATTORNEY GENERAL

AND

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

WILSON DRIVE AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FI-NANCE AS FOLLOWS: LOTS 28.29, 5,000.0000 SQ.FT. EAGLE HARBOR BLK 10 ASSMT \$2,500 LIB 05663 FL 358

AND

PRINCE GEORGE'S COUNTY, MARYLAND SERVE ON: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY: WILSON DRIVE AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FI-NANCE AS FOLLOWS: LOTS 28.29, 5,000.0000 SQ.FT. EAGLE HARBOR BLK 10 ASSMT \$2,500 LIB 05663 FL 358

AND

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

Defendant(s)

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

C-16-CV-24-001373

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

All that property in Prince George's County described as: LOTS 28.29, 5,000.0000 Sq.Ft. Eagle Harbor Blk 10 Assmt \$2,500.00 Lib 05663 Fl

ORDER OF PUBLICATION

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

vs.

Plaintiff

D IANE KLEMER LIVING TRUST; DATED SEPTEMBER 1, 2004

THE ESTATE OF DOROTHY JANE KLEMER S/O ERIC KRIEMELMEYER, PER-SONAL REP.

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:

1404 WASHINGTON LN FORT WASHINGTON MD 20744

AND

Unknown Owner of the property 1404 WASHINGTON LN described as follows: Property Tax ID 05-0339036 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, as-signs, or successors in right, title and interest in the property.

IN THE CIRCUIT COURT OF

MARYLAND FOR

PRINCE GEORGE'S COUNTY

CASE NO.: C-16-CV-24-002163

The object of this proceeding is to

secure the foreclosure of all rights of

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

Maryland, sold by the Collector of

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

31222 SO FT, FORT WASHINGTON

FO, LOT 12 BLK D; FOREST Assmt

294,933 Lib and Fl 20763/359 and

assessed to D JANE KLEMER LIV-

ING TRUST and DOROTHY J. KLE-MER, TRUSTEE, also known as 1404 WASHINGTON LN, FORT

WASHINGTON MD 20744, Tax Ac-

The Complaint states, among

other things, that the amounts nec-

essary for redemption have not been paid although more than six

(6) months and a day from the date

It is thereupon this 6th day of May, 2024, by the Circuit Court for Prince

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

fore the 31st day of May, 2024, warn-

inter

sted in the

count No. 05-0339036.

of sale has expired.

George's County:

ng all person

Plaintiff in this proceeding:

Defendants

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

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

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

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

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

STEPHANIE BLACK Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132051 147265 (5-23)

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

In The Estate Of: FAITH IJEMEH IGEIN

Estate No.: 131937

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 3, 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

(5-23,5-30)

147267

LEGALS

ORDER OF PUBLICATION

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

Aura I.R. Sotero AKA Aura I. Rodriguez Sotero 1009 CHILLUM RD UNIT 202

Hyattsville, MD 20782

and

State of Maryland S/O Anthony G. Brown, Attorney General 200 St. Paul Place Baltimore, MD 21202

and

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

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 1009 CHILLUM RD UNIT 202 and described as 368.0000 Sq.Ft & Imps Being known as District Account Number: 17 3755139, Block Lot on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-002008

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the rty known as 1009 CHILLUM RD UNIT 202 in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Trea-

1450 Potomac Heights Drive, Unit 148, Map 114, Grid B2, Parcel 000, Acct No. 12-1351758

UNKNOWN OWNER OF PROP-

the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in 1450 Potomac Heights Drive, Unit 148, Account Number 12-1351758

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-002042

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty, 1450 Potomac Heights Drive, Unit 148, Account Number 12-1351758 and assessed to John E. Morse and Henrietta J. Morse, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

1450 Potomac Heights Drive, Unit 148, District 12, Map 114, Grid B2, Parcel 0000, Acct No.: 1351758

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed. It is thereupon this 29th 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 once a week for three successive weeks, before the 24th day of May, 2024, warning all persons interested in said property to be and appear in this Court by the 2nd day of July, 2024, to redeem the property, 1450 Potomac Heights Drive, Unit 148, Fort Washington, Account Number 12-1351758, and answer the Complaint of or there-after a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, SAAD BENKIRANE, a title free and clear of all encumbrances, except for ground rents.

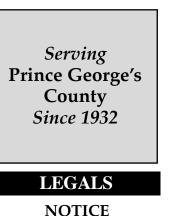
MAHASIN EL AMIN Clerk of the Circuit Court for Prince George's County, Maryland

True Copy—Test: Mahasin El Amin, Clerk 147149 (5-9.5-16.5-23)

general circulation in Prince George's County once a week for three (3) successive weeks on or before the 31st day of May, 2024, warning all persons interested in the property to appear in this Court by the 9th day of July, 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 (5-16,5-23,5-30) 147208



ELAINE CHABOT, et al.,

VS.

Defendant

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

Case No. C-16-CV-23-003612

NOTICE IS HEREBY given this 30th day of April, 2024, by the Cir-cuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 8713 23rd Court, Hyattsville, MD 20783 made and reported by Abigale Bruce-Wat-son, Trustee, will be ratified and confirmed, unless cause to the conconfirmed, unless cause to the con-trary be shown on or before the 30th

day of May, 2024, PROVIDED, a copy of this NO-TICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 30th day of May, 2024.

The REPORT STATES the amount of sale to be Five Hundred Ten Thousand Dollars and No Cents (\$510,000.00).

MAHASIN EL AMIN Clerk, Circuit Court for Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk 147153 (5-9,5-16,5-23)

account 0835900 and assessed to Jerome Jones.

The Complaint states, among other things, that the amounts necessary or 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 6th day of May, 2024, by the Circuit Court for Prince

George's County: ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or be fore the 31st day of May, 2024, warning all persons interested in the property to appear in this Court by the 9th day of July, 2024, and re-deem the property described above and answer the Complaint or thereafter a Final Judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 147209 (5-16,5-23,5-30)

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

IN THE MATTER OF A PETITION FOR ADOPTION OF AN ADULT CHILD

Adoption No. C-16-FM-23-009587

NOTICE OF PUBLICATION TO BIOLOGICAL FATHER

To: JORDAN RAMSEY, Biological Father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. **C-16-FM-23-009587**. All persons who believe themselves to be the parent of a male child born on June 30, 2005, in Cobb County, Georgia, to JAMIE AURELIA PARKER, f/k/a Jamie Aurelia Ramsey, birth date March 16, 1977, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a Prince George's **County, Maryland, Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

(5-16, 5-23, 5-30)

147246

property to appear in this Court by the 9th day of July, 2024 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin Él Amin, Clerk 147210 (5-16,5-23,5-30)

LEGALS

ORDER OF PUBLICATION

ANSARA BURGESS

VS.

IVORIE HAYES

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-23-007156

ORDERED, ON THIS 13th day of May, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, IVORIE WYKEENA HAYES is hereby noti-fied that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Iwelve-Month Separation and stating that the Defendant's last known address is: 2804 Pulaski Hwy, Baltimore, MD 21224, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, IVORIE WYKEENA HAYES, 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 12th day of June, 2024, and it is further;

ORDERED, THAT THE DEFEN-DANT, IVORIE WYKEENA HAYES, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 12th day of July, 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 Él Amin, Clerk

147253

(5-16, 5-23, 5-30)

NOTICE Plaintiff

HOLLY CARTER

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

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

7750 BURNSIDE ROAD LANDOVER, MARYLAND 20785

By virtue of the power and authority contained in a Deed of Trust from Tyrone Sylvester Meekins, dated November 20, 2017, and recorded in Liber 40395 at folio 8 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 28, 2024 AT 9:33 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 \$20,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the successful to the sale by an entitie of the more the successful to the sale by the Circuit court for PRINCE GEORGE'S COUNTY, Maryland. 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 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 vive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are un-able to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # <u>18-603131</u>)

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

147143

LEGALS

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

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**

12420 CEDARVILLE ROAD **BRANDYWINE, MD 20613**

By authority contained in a Deed of Trust dated December 29, 2006 and recorded in Liber 31449, Folio 1, modified by Loan Modification Agreement recorded on December 26, 2017, at Liber No. 40386, Folio 346, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$300,000,00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previ-ously scheduled, on next day that court sits], on

MAY 28, 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 \$21,000.00 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 other-wise 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 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 reach of the Thester complex time 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

147200

(5-9,5-16,5-23)

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 28, 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 28, 2024, the County Council

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**

3009 SOUTHERN AVENUE #23 TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated July 2, 2020 and recorded in Liber 43822, Folio 208, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$121,998.00, and an interest rate of 5.000%, 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 28, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold "as is" subject to any con-Terms of Sale: The property will be sold "as is" subject to any con-ditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$11,000.00 by cer-tified funds only (no cash accepted) required at time of auction. Bal-ance 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 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 pur-chaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives per-sonal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the ad-dress provided at time of sale. If the Trustee cannot convey insur-able title, or the loan corvicer datarmines that the cale should not able title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and yoid, 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

> > > (5-9,5-16,5-23)

Plaintiff

LEGALS

signee,

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff v.

> Wanda F. Russell Defendant(s)

v.

147145

(5-9,5-16,5-23)

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

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000401

NOTICE OF REPORT

OF SALE

Daniel C. Zickefoose, Esq., As-

Defendant(s)

Elsie Y. Smalls

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

The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this notice by requesting a hearing with the Director.

Failure by owner(s) / lien holder(s) to reclaim vehicle(s) within 21 days of the date of this notice shall be deemed a waiver of all rights, title, and interest thereby consenting to the disposal of said vehicle.

To reclaim your vehicle, please call (202) 923-5576 or (301) 420-4012.

The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

<u>YEAR</u>	MAKE	MODEL	VIN
2010	Buick	Enclave	5GALVBED2AJ190449
2009	Jeep	Patriot	1J4FF48B59D193381
2003	Toyota	Corolla	JTDBR32E330041803
2005	Pontiac	Grand Prix	2G2WS542851176971
2013	Ford	Explorer	1FM5K8F8XDGB92001
2000	Toyota	Avalon	4T1BF28B9YU104253
2020	Hyundai	Elantra	KMHD74LF2LU028587
2010	Kia	Forte	KNAFW6A39A5138464
2012	Dodge	Grand Caravan	2C4RDGCG0CR385650
2005	Lincoln	Town Car	1LNHM81W45Y639480
2016	Chevrolet	Cruze	1G1PE5SB4G7146777
2007	Toyota	Camry	JTNBB46K873030631
2012	Jeep	Patriot	1C4NJPBBXCD511657
2020	Nissan	Altima	1N4BL4BV2LC253023
2016	Nissan	Rogue	KNMAT2MV0GP712975
147287			(5-23)

<u>147287</u>

LEGALS



MAYOR AND CITY COUNCIL CITY OF SEAT PLEASANT, MD **ORDINANCE O-24-13** FISCAL YEAR 2024-2025 CITY BUDGET **EFFECTIVE JUNE 6, 2024**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2024, and ending June 30, 2025, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND

\$14,212,655

The Ordinance and the budget documents are available for review at:

> Office of the City Clerk City Hall 6301 Addison Rd Seat Pleasant, Maryland 20743-2125 (301) 336-2600

> > (5-23, 5-30)

Gerald Raynor, Sr. Council President

147285

of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Fire Commission for **Prince George's County:**

Ms. Gloria J. Bell	Reappointment Volunteer Member Term Expiration: July 1, 2026
Ms. Michelle A. Chandler	Reappointment Career Member Term Expiration: July 1, 2026
Ms. Lisa MC Hegwood	Reappointment Volunteer Member Term Expiration: July 1, 2026
Mr. Marlon E. Selmon	Reappointment Resident Member Term Expiration: July 1, 2026
Mr. Kyle J. Snyder	Reappointment Volunteer Member Term Expiration: July 1, 2026

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

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

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

147257

Civil Case No. C-16-CV-24-000396

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 6,878.89. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Öwnership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327 401-406, 408-427, 501-506, 508-527 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (5-16,5-23) (5-9,5-16,5-23) <u>147177</u>

The Prince George's Post **Proudly Serving Prince George's County** Since 1932

NOTICE is hereby given this 30th 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 by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 30th day of May, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 30th day of May, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 12,469.42. The property sold herein is One 189,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at Na-tional Harbor, a Condominium (the 'Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 147178 (5-9,5-16,5-23)

The

Prince

George's

Post



Call

301-627-0900

07

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management until June 19, 2024, at 11:59 p.m. local prevailing time for the following project:

> CLINTON STORM DRAIN PROJECT 959-H (B)

Contract Documents.

- Contract documents are only available for download at the following websites
- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM044049 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform http://discovery.ariba.com/profile/AN01496591158 The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

Project Description:

To install a new underground storm drain between Clinton Street and Old Branch Avenue, a distance of 1.25 miles. The objective of this project is to alleviate flooding from ground water behind a commercial property strip.

Minimum Qualifications:

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at https://www.princegeorgescountymd.gov.

The estimated value of the Contract is classified with the letter designation "B" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (http://apps.roads.maryland.gov/ <u>BusinessWithSHA/contBidProp/ohd/constructContracts/Cost</u> ClassKey.asp)

The approximate quantities for major items of work involved are as follows:

<u>UNIT</u> **DESCRIPTION** <u>QTY</u>

1

45

4

1

5

1

10

- CY FLOWABLE BACKFILL FOR PIPE ABANDONMENT
- LF 15 INCH REINFORCED CONCRETE PIPE, CLASS V
- 225 LF 18 INCH REINFORCED CONCRETE PIPE, CLASS V 30
 - LF 19 INCH X 30 INCH HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE, CLASS HE V
- 400 LF 22 INCH X 34 INCH HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE, CLASS HE V 340
 - 24 INCH X 38 INCH HORIZONTAL LF ELLIPTICAL REINFORCED CONCRETE PIPE, CLASS HE V
- 3 EA PRINCE GEORGE'S COUNTY TYPE 'A' 48 INCH MANHOLE (SE 384.01) 2
 - PRINCE GEORGE'S COUNTY TYPE 'A' EA 60 INCH MANHOLE (SE 384.02)
 - PRINCE GEORGE'S COUNTY TYPE 'A' EA 72 INCH MANHOLE (SE 384.03)
 - PRINCE GEORGE'S COUNTY TYPE 'E' INLET EA SC 376.01)
 - EA PRINCE GEORGE'S COUNTY TYPE 'K' INLET (SD 378.01)
 - EA MD-374.51 STANDARD COG INLET, L=10
 - MD-374.23 STANDARD WR INLET EA
 - MD-378.11 STANDARD TYPE 'K' SINGLE EA INLET
 - MD-378.70 STANDARD TYPE 'S' INLET ΕA
 - ΕA INLET PROTECTION
 - PORTABLE SEDIMENT TANK ΕA

LEGALS

structions to Bidders, Sections 1.36 and 1.37, Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An optional virtual Pre-Bid Conference will be held on June 5, 2024, at 10:00 a.m. local prevailing time, via Microsoft Teams at:

https://teams.microsoft.com/1/meetupjoin/

<u>19%3ameeting_NmQ4YjMwOTgtMDI4NC00NTY3LWJjNTEtYTY0MGE1MT</u> k4MjY3%40thread.v2/0?context=%7b%22Tid%22%3a%224146bdda-ddc1-4d2a-a1b2-1a64cc3c837b%22%2c%22Oid%22%3a%2216947225-1375-49e7bfad-a2abce39d8ef%22%7d

Or join using meeting I.D.: 248 832 050 167 password mbEXpW

By Authority of Angela D. Alsobrooks County Executive

<u>147249</u>

(5-16,5-23,5-30)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MAY 28, 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 28, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL BILLS

CB-007-2024 - AN ACT CONCERNING THE ELDERLY PROPERTY TAX CREDIT for the purpose of revising the current elderly property tax credit to make its applicability exclusive of and separate and distinct from the Homestead and Maryland Homeowner's Property Tax Credit.

CB-010-2024 (DR-2) - AN ACT CONCERNING MENTAL HEALTH AND FIREARM SAFETY LITERATURE for the purpose of requiring the Department of Health and Human Services to prepare and distribute certain literature to establishments that sell firearms or ammunition; adding certain display and distribution requirements for sellers of firearms or ammunition; authorizing enforcement by the Department of Health and Human Services; making a civil violation for noncompliance; and generally relating to public safety.

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

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

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

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

Fax

301-627-6260

Have

Very Safe Weekend

1	EA	FILTER BAG
335	LE	SILT FENCE ON PAVEMENT

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. Unless otherwise required by State of Federal law or regulation or as a condition to State of Federal assistance, no bid, performance, or payment bonds may be required by the Purchasing Agent to be posted if the contract price does not exceed One-Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part 1, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding.

Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00).

- A. The County shall provide to the Contractor for execution copies of the Performance and Payment Bonds. The bonds must be executed and returned to the County as provided in the Contract. The premium for the Bonds shall be paid by the Contractor.
- B. Each of the Bonds shall be in the full amount of the Contract Price and the bonding companies must be acceptable to the County.
- C. Where the Contractor is a County-based Small Businesses or Locally owned and Operated Business, the following performance and payment bond requirements shall be required in lieu of the requirements shown in Paragraph B above, unless otherwise required by the County Purchasing Agent in accordance with the:
 - (1) For contracts of \$250,000 or less, bonding shall not be required. (2) For contracts \$1,000,000 in value or less, but above \$250,000 in
 - value, required bonding shall be no more than 50% of the contract value up to a maximum total bond amount of \$400,000. (3) For contracts more than \$1,000,000 and up to \$5,000,000 in value,
- required bonding shall be no more than 40% of the value of the contract; and
- (4) For contracts above \$5,000,000 in value, required bonding shall be no more than \$2,000,000.

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires 34% Minority Business Enterprise and 50% County Based Small Business participation as described in more detail in Part I, In-

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

ATTEST: Donna J. Brown Clerk of the Council

147256

(5-16,5-23)

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**

6900 BOCK ROAD FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated February 21, 2006 and by authority contained in a Deed of Trust dated February 21, 2006 and recorded in Liber 25310, Folio 161, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$203,500.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex_IF courthouse is closed due to inclement worther or other ormer plex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MAY 28, 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 con-ditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 by cersame with no warranty of any kind. A deposit of \$15,000.00 by cer-tified funds only (no cash accepted) required at time of auction. Bal-ance 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. 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 pur-chaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives per-sonal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the ad-dress provided at time of sale. If the Trustee cannot convey insur-able tile, or the loan corvicer datamings that the cale should not able 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

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Mary H. Fessler and Raymond M. Fessler

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000438

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$102,852.57. The property sold herein is One 1,000,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118. 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Proiect") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (5-9,5-16,5-23) 147185

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Wanda Marie Lofton Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000450

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 65,043.61. The property sold herein is One 574,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy-Test: Mahasin Él Amin, Clerk (5-9,5-16,5-23) 147186

NOTICE OF REPORT **OF SALE**

LEGALS

Daniel C. Zickefoose, Esq., Assignee, Plaintiff Della Mae Romey and Robert

Romey

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000453

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 52,699.79. The property sold herein is One 305,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor. MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147187 (5-9,5-16,5-23)

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff Vera Chapman and Deveronee

Chapman Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000463

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 27,666.32. The property sold herein is One 169,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in 'Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk <u>147188</u> (5-9,5-16,5-23)

LEGALS

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Courtney H. Wilson and Sandrina Wilson

LEGALS

v.

Prince George's County, Maryland Civil Case No. C-16-CV-24-000465

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property men tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 61,669.48. The property sold herein is One 426,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 001-706, 708-721, 723-727, 801-806, 708-721, 723-720, 801-806, 708-721, 723-727, 801-806, 708-721, 723-720, 801-800, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720, 708-720 808-821, 823-827, 901-921, 923-927 1003, 1004, 1006, 1008, 1010, 1012 1014, 1016, 1018-1020, 1104, 1106 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147189 (5-9,5-16,5-23)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Defendant(s)

Tasala Rufai

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000454

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Åssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; pro-vided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 32,114.96. The property sold herein is One 262,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Sec-tion 1.46 of the Master Condo-minium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the 'Timeshare Project'') as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (5-9,5-16,5-23) <u>147190</u>

Amy J. Seifert

LEGALS

Seifert & Rodowsky, P.A.

Naomi Anne Littlefield

Edward J. Elder, Esq

A. Wavne Hood II

Robert J. Coyne, Esquire 400 University Bouleward, West Silver Spring, Maryland 20901 301-681-5013

Defendant(s) In the Circuit Court for

427 Eastern Blvd., Ste. C Baltimore, MD 21221 410-426-4504

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES SCOTT OHLMACHER

Notice is given that Ireene Kadlecik Ohlmacher, whose address is 16008 Kerr Road, Laurel, MD 20707, was on April 26, 2024 appointed Personal Representative of the estate of James Scott Ohlmacher who died on January 25, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of October, 2024.

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

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

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

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

IREENE KADLECIK OHLMACHER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133184

(5-9,5-16,5-23)

<u>147162</u>

44 Ridge Road, Unit C Greenbelt, MD 20770 202-246-1072

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN REISS

Notice is given that Leland Gill-man, whose address is 3024 S. Winona Court, Denver, CO 80236, was on April 29, 2024 appointed Per-sonal Representative of the estate of Ann Reiss who died on January 20, 2024 with a will.

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

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

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

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

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

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

LELAND GILLMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132365 (5-9,5-16,5-23)

<u>147163</u>

1717 K Street, NW STE 900 Washington, DC 20006 202-957-8257

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WALTER DORWIN TEAGUE III

Notice is given that Harry Barnard Teague, whose address is 129 Emma Road, Suite A, Basalt, CO 81621, was on April 23, 2024 appointed Personal Representative of the estate of Walter Dorwin Teague III who died on March 27, 2023 with a will.

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

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

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

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

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

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

HARRY BARNARD TEAGUE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133023

(5-9,5-16,5-23) <u>147164</u>

1720 I Street NW Washington, DC 20006 202-978-0505

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VANESSA WATSON-LONG

Notice is given that Kenneth Ward, whose address is 1503 Northwich Road, Baltimore, MD 21218, was on April 23, 2024 appointed Personal Representative of the estate of Vanessa Watson-Long who died on January 14, 2024 with a will.

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

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

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

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

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

KENNETH WARD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

(5-16, 5-23, 5-30)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA LIPSHULTZ

Notice is given that Stanley Lewis Lipshultz, whose address is 6600 Struttman Lane, North Bethesda, MD 20852, was on May 2, 2024 ap-pointed Personal Representative of the estate of Anna Lipshultz who died on March 20, 2024 with a will died on March 20, 2024 with a will.

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

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

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

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

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

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

Personal Representative

PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729

(5-16,5-23,5-30) 147222

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

CERETA A. LEE REGISTER OF WILLS FOR P.O. Box 1729

STANLEY LEWIS LIPSHULTZ

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOTTIE M. MCMILLAN

Notice is given that Derick L. Notice is given that Derick L. Bugg, whose address is 19201 Twin Ponds Road, Umatilla, FL 32784, was on May 1, 2024 appointed Per-sonal Representative of the estate of Lottie M. McMillan, 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 represen-tative or the attorney.

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

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

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

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

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

DERICK L. BUGG Personal Representative

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

Estate No. 133334 147235

(5-16,5-23,5-30)

P.O. Box 1729 Estate No. 133345

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132718 <u>1472</u>21

v.

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Brenda Young and Victor Young Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000476

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 52,715.08. The property sold herein is One 350,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (5-9,5-16,5-23) 147191

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff Berkeley McPherson and Valerie Y. McPherson

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000478

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 63,427.97. The property sold herein is One 413,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 407, 307, 607, 622, 1001, 1002, 1003, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk 147192 (5-9,5-16,5-23)

NOTICE OF REPORT **OF SALE**

LEGALS

v.

Daniel C. Zickefoose, Esq., Assignee, Plaintiff v. Russell E. Hicks and Sheila Diane

Hicks Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000480

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Âssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 98,539.10. The property sold herein is One 700,000/389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk 147193 (5-9,5-16,5-23)

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NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

Donald E. Neudecker Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000481

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property men-tioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$3,766.84. The property sold herein is One 1,023,000/ 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin El Amin, Clerk (5-9.5-16.5-23) 147194

NOTICE OF REPORT **OF SALE**

Daniel C. Zickefoose, Esq., Assignee, Plaintiff

V.

Catherine D. Whitaker and Moses Whitaker Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000486

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Âssignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$104,514.21. The property sold herein is One 1,000,000 / 389,331,000 fractional fee simple undivided Designated Vacation Ownership Interest (the "Designated VOI") in the 18 Designated VOI Units numbered 707, 722, 807, 822, 922, 1101, 1102, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121 and 1122 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Designated VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium' dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Dec-laration and the Plats, collectively, the "Timeshare Declaration")

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

True Copy—Test: Mahasin El Amin, Clerk (5-9,5-16,5-23) 147195

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LEGALS

NOTICE OF APPOINTMENT

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

Linda K. Dolton and Robert Dolton Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-000467

NOTICE is hereby given this 1st day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zicke-foose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 3rd day of June, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 3rd day of June, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 24,042.09. The property sold herein is One 141,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test: Mahasin Él Amin, Clerk (5-9, 5-16, 5-23)147196

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAURA ANNE HARRIS AKA: LAURA SHERARD

Notice is given that Walayna Hilliard, whose address is 11910 Aten Street, Fort Washington, MD 20744, was on April 26, 2024 ap-pointed Personal Representative of the estate of Laura Anne Harris, who died on March 11, 2024 without

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of October, 2024.

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

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

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

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

WALAYNA HILLIARD Personal Representative

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

<u>147172</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JO ANN GREEN

Notice is given that Scott A. Grebenstein, whose address is 131 Linden Ridge Road, Laurel, MD 20724, was on April 25, 2024 ap-pointed Personal Representative of the actual of to App Crace who digd the estate of Jo Ann Green who died on April 9, 2024 with a will.

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

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

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

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

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

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

SCOTT A. GREBENSTEIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133249

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY LEE MARTIN

Notice is given that Ron L Martin, whose address is 27274 Patricia Court, Federalsburg, MD 21632, was on April 29, 2024 appointed Personal Representative of the estate of Mary e Martin who died on March 25, 2024 with a will.

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

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

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

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

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

RON L MARTIN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133281 (5-9,5-16,5-23)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MORRIS ALEXANDER LEWIS, JR.

Notice is given that Martin C. Allen, whose address is 30 Lipton Lane, Langhorne, PA 19047, was on April 8, 2024 appointed Personal Representative of the estate of Morris Alexander Lewis, Jr. who died on March 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 pro-bate 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

MARTIN C. ALLEN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133018

<u>147169</u> (5-9,5-16,5-23)

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY MARIE MILLER

Notice is given that Patricia Ann Jackson, whose address is 13000 Katie Street, Clinton, MD 20735, was on April 23, 2024 appointed Personal Representative of the estate of Dorothy Marie Miller who died on September 28, 2022 with a will.

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

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

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

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

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

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

PATRICIA ANN JACKSON Personal Representative

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

P.O. Box 1729

Estate No. 133219 (5-9,5-16,5-23) <u>147166</u>

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY CAMPBELL

Notice is given that David Camp-bell Jr, whose address is 7511 Terrain Ct, Hanover, MD 21076, was on April 23, 2024 appointed Personal Representative of the estate of Mary Campbell who died on March 28, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

DAVID CAMPBELL JR Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY UPPER MARLBORO, MD 20773-1729 Estate No. 133220 (5-9,5-16,5-23)

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<u>147165</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHERMAN E REDD JR

Notice is given that Derek Redd, whose address is 11733 Palm Desert Place, Waldorf, MD 20602, was on May 9, 2024 appointed Personal Representative of the estate of Sherman E Redd Jr who died on February 18, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of No-varables 2024 vember, 2024.

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

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

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

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

DEREK REDD Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132858 147272 (5-23,5-30,6-6)

LEGALS

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LARRY JOSEPH PAYNE

Notice is given that Larry Payne II, whose address is 6803 Middlefield Road, Fort Washington, MD 20744, was on February 29, 2024 appointed Personal Representative of the estate of Larry Joseph Payne, who died on January 13, 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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIE P BERARD

Notice is given that Jean Marie Be-rard, whose address is 11024 Cedar Lane, Beltsville, MD 20705, was on April 25, 2024 appointed Personal Representative of the estate of Marie P Berard who died on March 28, 2024 with a will.

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

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

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

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

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

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

JEAN MARIE BERARD Personal Representative

Cereta A. Lee	
REGISTER OF WILLS FOR	
PRINCE GEORGE'S COUNTY	
P.O. Box 1729	
UPPER MARLBORO, MD 20773-1729	
Estate No. 133255	
147273 (5-23,5-30,6-6)	

ORDER OF PUBLICATION		
Angela M. Barnes	Petitioner,	
v. Nell Logan, et. al.		
i ten Zegan, ett an	Defendants.	
IN THE CIRCUIT C		

PRINCE GEORGES COUNTY Case No.: C-16-CV-24-002018

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 08-0833087 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 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

LEGALS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF **DOLORES DYKE-SMITH**

Notice is given that Karen M Rogers, whose address is 7807 Mar-wood Drive, Clinton, MD 20735, was on April 25, 2024 appointed Personal Representative of the estate of Dolores Dyke-Smith who died on March 12, 2024 with a will.

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

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

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

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

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

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

KAREN M ROGERS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133246

147274 (5-23,5-30,6-6)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: JAMES GOLDEN MCMICHAEL Estate No.: 132412

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 **July 19, 2024 at** 10:30 A.M.

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **DOLORES BLAND**

Notice is given that Venus Wilson, whose address is 4013 Yarmouth Lane, Bowie, MD 20715, was on April 19, 2024 appointed Personal Representative of the estate of Dolores Bland who died on March 8, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

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

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

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

VENUS WILSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133111

147275 (5-23,5-30,6-6) NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES FISHER, JR.

Notice is given that Tuesday Fawn Fisher, whose address is 2003 Rylan Road, Mahomet, IL 61853, was on April 24, 2024 appointed Personal Representative of the estate of James Fisher, Jr., who died on January 22, 2024 without a will.

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

All persons having any objection to the appointment (or to the pro-bate 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 under-signed, on or before the earlier of the following dates:

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

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

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

Personal Representative

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

147278

UPPER MARLBORO, MD 20773-1729

<u>(5-23,5-30,6-6)</u>

NOTICE TO UNKNOWN HEIRS

LEGALS

Further information can be ob-

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

TUESDAY FAWN FISHER

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

Estate No. 132511

147279 (5-23, 5-30, 6-6)

IT PAYS TO ADVERTISE

The

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL ROLLING JR

Notice is given that Eric N Rolling, whose address is 2029 Downshire Court, Waldorf, MD 20603, was on April 24, 2024 appointed Personal Representative of the estate of Nathaniel Rolling Jr, who died on February 24, 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 represen-tative or the attorney.

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

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

(1) Six months from the date of the decedent's death; or (2) Two months after the personal

representative mails or otherwise delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within

two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

Estate No. 132919

tained from the Register of Wills.

Personal Representative

ERIC N ROLLING

to the appointment (or to the bate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of August, 2024.

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

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

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

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

LARRY PAYNE II Personal Representative

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

Estate No. 132190 (5-23,5-30,6-6) 147280

LEGALS

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

FAITH IJEMEH IGEIN

Estate No.: 131937

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe tition has been filed by Emmanuel Amissah 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 July 3, 2024 at 10:30 A.M.

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

REGISTER OF WILLS PRINCE GEORGE'S C CERETA A. LEE P.O. BOX 1729 UPPER MARLBORO, PHONE: (301) 952-3	'ounty MD 20773-1729	PRINCE GEORGE'S CERETA A. LEE P.O. BOX 1729 UPPER MARLBORC		
147267	(5-23,5-30)	147271	(

to the plaintiff in this proceeding:

Street Address: 22901 Booker Washington Ave., District Heights, MD 20747

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

It is thereupon this 29th 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 2nd day of July 2024, and redeem the property with Parcel Identification Number 08-0833087 and answer the complaint or thereafter a final judg-ment 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		
147148	(5-9,5-16,5-23)	

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MAURICIO ALVAREZ ARQUITA AKA MAURICIO ANTONIO AL-VAREZ ARGUETA Estate No.: 127942 NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a pe-tition has been filed by IRMA LORENA ALVAREZ DE MEDINA

for judicial probate for the appoint-Main Street, Room D4010, Upper Mariboro, MD on May 23, 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.

)773-1729 (5-23, 5-30)

tained by reviewing the estat 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

(5-23.5-30)<u>147268</u>

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

In The Estate Of: KAREN BATTLE SCOTT

Estate No.: 132000

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 19, 2024 at 10:30 A.M.

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

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

147269

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REGISTER OF WILLS FOR

Steven Greenblat 10 Deckman Court Silver Spring, MD 20906 301-233-3477

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GAYLENE LENISE MUSGROVE

Notice is given that Steven T. Greenblat, whose address is 10 Deckman Court, Silver Spring, MD 20906, was on May 3, 2024 ap-pointed Personal Representative of the estate of Gaylene Lenise Musgrove, who died on January 11, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of November, 2024.

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

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

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

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

STEVEN T. GREENBLAT Personal Representative

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Alyson Grant,

whose address is 533 Spectator Ave,

Estate No. 132977

(5-16,5-23,5-30)

LEGALS

<u>147236</u>

IN THE ESTATE OF

ALICE D DENTON

147241

(5-16,5-23,5-30)

<u>147242</u>

(5-16,5-23,5-30)

147243

Francis John Kreysa #7512180007 2 Professional Dr., Suite 215 Gaithersburg, MD 20879 301-990-0949

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JULIE ANN ANDRUS

Notice is given that Joanna Lynne Andrus, whose address is 8 R Laurel Hill Road, Greenbelt, MD 20770, was on April 4, 2024 appointed Personal Representative of the estate of Julie Ann Andrus, who died on December 6, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of October, 2024.

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

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

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

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

> JOANNA LYNNE ANDRUS Personal Representative

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

147237 (5-16,5-23,5-30)

Estate No. 132975

(5-16,5-23,5-30)

LEGALS

Timothy P Leahy

14300 Gallant Fox Lane Suite 120

Bowie, MD 20715

301 - 464 - 7448

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Timothy P

Leahy, whose address is 14300 Gal-

lant Fox Lane Suite #120, Bowie,

MD 20715, was on April 30, 2024 ap-

pointed Personal Representative of the estate of Phillip E Pender, who died on July 15, 2023 without a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of October, 2024.

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

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

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

TIMOTHY P LEAHY

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

147238

WANTED: Your Ad Here! Advertise in The Prince George's Post!

Personal Representative

UPPER MARLBORO, MD 20773-1729

other delivery of the notice.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF PHILLIP E PENDER

tative or the attorney.

the following dates:

decedent's death: or

Mark H. Lemon, Attorney and Executor 342 Chestnut Street Mifflinburg, PA 17844 570-966-3881

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Probate Court of Union county, Pennsylvania appointed Mark H. Lemon, whose address is 342 Chestnut Street, Mifflinburg, PA 17844, as the Executor of the Estate of Gary P. Bottiger, a/k/a Gary Paul Bottiger, a/k/a Gary Bottiger who died on September 18, 2021 domiciled in Pennsylvania, USA.

The Maryland resident agent for service of process is David Roberts, whose address is 5000 Thayer Cen-ter, Ste. C, Oakland, MD 21550.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: Time Shares Contract No. 001631104304 in Capital Cove at National Harbor, a condominium, Prince George's County, Maryland, recorded in Prince George's County Recorder's Office in Record Book 32735, Page 500

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 de-livers 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 de-livery of the notice. Claims filed after that date or after a date extended by law will be barred.

MARK H. LEMON Foreign Personal Representative

147247

LEGALS

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

Estate No. 129789 (5-16,5-23,5-30)

> Call 301-627-0900 for a quote.

LEGALS

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kevin Hildebeidel Kyle Blackstone

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Donald Michels, whose address is 822 Glen-view St, Philadelphia, PA 19111, and Monica McCarthy, whose address is 153 Burlington Path Road, Cream Ridge, NJ 08514 were on May 8, 2024 empirited Co. Borsonal Borne

2024 appointed Co-Personal Repre-

sentatives of the estate of David Peter Michels, who died on Febru-

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

by contacting the co-personal repre-sentatives or the attorney.

All persons having any objection

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

their objections with the Register of

Any person having a claim against

the decedent must present the claim

to the undersigned co-personal rep-

resentatives or file it with the Register of Wills with a copy to the

undersigned, on or before the ear-

(1) Six months from the date of the

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

wise delivers to the creditor a copy

of this published notice or other

written notice, notifying the creditor

that the claim will be barred unless

the creditor presents the claims

within two months from the mailing

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

provided by law, is unenforceable

thereafter. Claim forms may be ob-tained from the Register of Wills.

MONICA MCCARTHY Co-Personal Representatives

UPPER MARLBORO, MD 20773-1729

Estate No. 132818

(5-16,5-23,5-30)

or other delivery of the notice.

DONALD MICHELS

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

147245

PRINCE GEORGE'S COUNTY

lier of the following dates:

decedent's death; or

Wills on or before the 8th day of No-

vember, 2024.

ary 25, 2024 without a will.

DAVID PETER MICHELS

ORDER OF PUBLICATION IN THE MATTER OF:

JAMESLEE FELIX

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

ORDERED, ON THIS 7th day of May, 2024, by the Circuit Court for Prince George's County MD:

Case No.: C-16-FM-24-001375

That the Interested Party, **GUERDIE FLEURENVIL**, is hereby notified that the Petitioners, have Guardianship of Minor naming him/her as an Interested Party and stating that the Interested Party's last known address is #3, Ruelle Lambert, Darbonne, Leogane, Haiti, and therefore it is;

ORDERED, that the Petitioners may serve process to the Interested Party, **GUERDIE FLEURENVIL**, 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 6th day of June, 2024, and it is further;

ORDERED, THAT THE INTER-ESTED PARTY, **GUERDIE FLEURENVIL**, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 6th DAY OF JULY 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 147206 (5-16,5-23,5-30)

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

In The Estate Of: NORA C. GOOLDY AKA NORA GOOLDY, NORA CECILIA GOOLDY

Estate No.: 131498 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a pe-Carroll for judicial probate of the will dated January 4, 2022, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on June 26, 2024 at 10:30 A.M.

This hearing may be transferred or postponed to subsequent tim Further information may be ob-

tained by reviewing the estate file in

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MILTON CUNNINGHAM

Notice is given that Marion Cunningham, whose address is 674

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANICE M THOMAS

Notice is given that Andria Thomas, whose address is 1912 Ore-

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OI VERONICA E GRAY

Notice is given that Julian M Gray, whose address is 6150 Browning Road, Apt 34201, North Richland

(5-16,5-23,5-30)

147251

Estate No. 130419

Landover, MD 20785, was on May 2, 2024 appointed Personal Represen- tative of the estate of Alice D Den- ton, who died on April 17, 2024 without a will.	Hicklin Dr, Rockhill, SC 29732, was on May 3, 2024 appointed Personal Representative of the estate of Mil- ton Cunningham, who died on March 2, 2024 without a will.	gon Ave, Landover, MD 20785, was on April 10, 2024 appointed Per- sonal Representative of the estate of Janice M Thomas, who died on Feb- ruary 17, 2024 without a will.	Hills, TX 76180, was on May 3, 2024 appointed Personal Representative of the estate of Veronica E Gray, who died on March 30, 2024 without a will.	Kathleen Young 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs
Further information can be ob- tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	Further information can be ob- tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	Further information can be ob- tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	Further information can be ob- tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	v. Alfred Szczerbicki, Esq., Personal Representative for the Estate of Anthony Claggett
All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of November, 2024.	All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of No- vember, 2024.	All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of October, 2024.	All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of No- vember, 2024.	AND Alfred J. Szczerbicki, Personal Representative for the Estate of Anthony Claggett
Any person having a claim against the decedent must present the claim to the undersigned personal repre- sentative or file it with the Register of Wills with a copy to the under- signed, on or before the earlier of the following dates:	Any person having a claim against the decedent must present the claim to the undersigned personal repre- sentative or file it with the Register of Wills with a copy to the under- signed, on or before the earlier of the following dates:	Any person having a claim against the decedent must present the claim to the undersigned personal repre- sentative or file it with the Register of Wills with a copy to the under- signed, on or before the earlier of the following dates:	Any person having a claim against the decedent must present the claim to the undersigned personal repre- sentative or file it with the Register of Wills with a copy to the under- signed, on or before the earlier of the following dates:	2705 Porter Avenue Suitland, MD 20746 Defendants In the Circuit Court for Prince George's County, Maryland
(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	Case No. C-16-CV-23-004396
(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.	(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.	(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.	(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.	Notice is hereby given this 9th day of May, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re- ported, will be ratified and con- firmed, unless cause to the contrary thereof be shown on or before the 10th day of June, 2024, provided a copy of this notice be published in a
A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.	A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.	A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.	A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob- tained from the Register of Wills.	newspaper of general circulation in Prince George's County, once in each of three successive weeks be- fore the 10th day of June, 2024. The Report of Sale states the
ALYSON GRANT Personal Representative	MARION CUNNINGHAM Personal Representative	ANDRIA THOMAS Personal Representative	JULIAN M GRAY Personal Representative	amount of the foreclosure sale price to be \$315,000.00. The property sold herein is known as 2705 Porter Av-
Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	enue, Suitland, MD 20746. MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD
Estate No. 133343	Estate No. 132813	Estate No. 133050	Estate No. 133066	True Copy—Test: Mahasin El Amin, Clerk

the Office of the Register of Wills. REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY nal CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250 147219 (5-16, 5-23)

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

Upper Marlboro, Maryland 20773 In The Estate Of: VANESSA JULIA BAILEY

Estate No.: 132153

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

147220

(5-16, 5-23, 5-30)

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 July 19, 2024 at 10:30 A.M.

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

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

(5-16, 5-23)

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

<u>147244</u>

(5-16, 5-23, 5-30)

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