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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

**14305 GREENVIEW DRIVE** LAUREL, MD 20708

By authority contained in a Deed of Trust dated June 28, 2006 and recorded in Liber 26599, Folio 182, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$299,999.00, and an interest rate of 5.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that gency, sale shall occur at time previously scheduled, on next day that court sits], on

#### JUNE 25, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$39,000.00 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

(6-6,6-13,6-20)

#### **LEGALS**

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

3404 DELANCEY STREET CLINTON, MD 20735

By authority contained in a Deed of Trust dated April 15, 2015 and recorded in Liber 36976, Folio 6, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$206,250.00, and an interest rate of 4.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex-If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled on post day that gency, sale shall occur at time previously scheduled, on next day that

#### JUNE 25, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 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. 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

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

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#### **LEGALS**

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

1716 FERNWOOD DRIVE **UPPER MARLBORO, MD 20774** 

By authority contained in a Deed of Trust dated November 22, 2019 and recorded in Liber 42940, Folio 478, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$356,125.00, 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

#### JULY 2, 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 \$37,000.00 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

147390

(6-13,6-20,6-27)

<u>147391</u>

#### **LEGALS**

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

**7520 BURGESS LANE** FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated December 15, 2014 and recorded in Liber 36598, Folio 153, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$175,000.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### JULY 2, 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 \$16,000.00 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 posse

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

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

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

> > > (6-13,6-20,6-27)

**LEGALS** 

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### SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

11605 WHITTIER ROAD **BOWIE, MD 20721** 

By authority contained in a Deed of Trust dated July 2, 2004 and recorded in Liber 20232, Folio 500, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,600,000, and an interest rate of 4,500% datault 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

JULY 2, 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 \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys' fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF VICITTIO MARTISE JOHNSON

Notice is given that Thomas Kokolis, whose address is 110 North Washington Street, Suite #500, Rockville, MD 20850, was on June 4, 2024 appointed Personal Representative of the estate of Vicittio Martise Johnson, who died on October 30,

2022 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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, 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. 127457 147458

(6-20,6-27,7-4)

Jennifer I. Brandi, Esq. 5303 Baltimore Avenue, Suite 206 Hyattsville, MD 20781 301-699-3100

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HOYT WILSON GALLOWAY, JR

Notice is given that Lawton Richard Metcalfe, III, whose address is 2110 W Oak Street, Burbank, CA 91506, was on April 25, 2024 appointed Personal Representative of the estate of Hoyt Wilson Galloway, Jr who died on February 9, 2024 with

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

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

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

(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.

LAWTON RICHARD METCALFE, III Personal Representative

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

Estate No. 133229 147366 (6-6,6-13,6-20)

#### **LEGALS**

Leah B. Morabito McMillan Metro Faerber, PC 7811 Montrose Road, Suite 400 Potomac, Maryland 20854 301-251-1180

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF JOAN MARIE STEWART

Notice is given that David Morris Stewart, whose address is 6101 Atlantic Ave. #203, Ocean City, Maryland 21842, was on May 28, 2024 appointed Personal Representative of the estate of Joan Marie Stewart who died on May 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th 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 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 MORRIS STEWART Personal Representative

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

Estate No. 133609 147367 (6-6,6-13,6-20)

Kim Stepanuk 7110 Rivers View Court Columbia, MD 21044 703-627-4371

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF HOWARD ANTHONY SHAW

Notice is given that Garfield Howard Anthony Shaw, whose address is 12312 Sandy Point Court, Silver Spring, MD 20904, was on May 15, 2024 appointed Personal Representative of the estate of Howard Anthony Shaw, who died on January 19, 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 15th 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.

GARFIELD HOWARD ANTHONY SHAW Personal Representative

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

Estate No. 133015

(6-6,6-13,6-20)

#### **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 **CAROLYN FAYE BYNUM**

Notice is given that Thomas ] Kokolis, whose address is 110 N Washington Street, Suite #500, Rockville, MD 20850, was on May 20, 2024 appointed Personal Representative of the estate of Carolyn Faye Bynum, who died on April 24, 2023 without a will.

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

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

THOMAS J KOKOLIS, ESQUIRE Personal Representative

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

> Estate No. 130954 (6-6,6-13,6-20)

> > **LEGALS**

Robert M. Burke 300 Charles Street / P.O. Box 2283 La Plata, Maryland 20646 240-349-2768

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **GRACE ELSIE MACARANAS**

Notice is given that Gay M. Grevell was on May 24, 2024 appointed Personal Representative of the estate of Grace Elsie Macaranas who died on

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

April 13, 2024 without a will.

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

GAY M. GREVELL Personal Representative

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

Estate No. 133594 (6-13,6-20,6-27)



### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF REGINALD ERWIN BELL SR.

Notice is given that Rashaad E Bell, whose address is 6330 Walcott Lane, Frederick, MD 21703, was on May 21, 2024 appointed Personal Representative of the estate of Reginald Erwin Bell Sr. who died on January 9, 2024 with a will.

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

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

RASHAAD E BELL Personal Representative

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

Estate No. 133554 (6-6,6-13,6-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Deerfield Court, Morgantown, WV 26508, was on February 16, 2024 ap-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of August, 2024.

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

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

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

LINN MARIE MONAHAN Personal Representative

REGISTER OF WILLS FOR P.O. Box 1729

Estate No. 132383

BETTY JEAN BRYAN

Notice is given that Linn Marie Monahan, whose address is 3200 pointed Personal Representative of the estate of Betty Jean Bryan who died on January 20, 2024 with a will.

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:

(2) Two months after the personal

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

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

147369 (6-6,6-13,6-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY L. CATLOTH

Notice is given that Marc W. Boland, whose address is 4419 East West Highway, Bethesda, MD 20814, was on April 1, 2024 appointed Personal Representative of the estate of Mary L. Catloth who died on May 13, 2023 with a will.

Further information can be ob-

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

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

MARC W. BOLAND Personal Representative

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

147370

Estate No. 132592

(6-6,6-13,6-20)

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

**LEGALS** 

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSIE MAE INABINETT**

AKA: ROSE MAE NABINETT Notice is given that Timothy Inabinett, whose address is 13001 Blue Ridge Road, Hagerstown, MD 21742, was on May 15, 2024 appointed Personal Representative of the estate of Rosie Mae Inabinett, who died on

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

April 15, 2024 without a will.

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

TIMOTHY INABINETT

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

147372

Personal Representative

Estate No. 133406 (6-6,6-13,6-20)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS M MONTGOMERY

Notice is given that Traci Montgomery, whose address is 5006 Laguna Road, College Park, Maryland 20740, was on May 24, 2024 appointed Personal Representative of the estate of Thomas M Mont-gomery, who died on February 20, 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 24th 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 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.

TRACI MONTGOMERY Personal Representative

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

Estate No. 133001 147373 (6-6,6-13,6-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERONICA ANN BRAKE Notice is given that Eric Brake, whose address is 10783 Kitchener

Court, Bowie, MD 20721, was on

May 23, 2024 appointed Personal

Representative of the estate of Veronica Ann Brake, who died on November 4, 2023 without a will. Further information can be obtained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of November, 2024.

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

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

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

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

ERIC BRAKE Personal Representative

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

(6-6,6-13,6-20) 147375

Estate No. 133293

## The Prince George's Post

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#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

June 6, 2024 appointed Personal Representative of the estate of Jewell Thomas Lockett who died on June 2, 2024 with a will.

Further information can be obtained 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 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

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

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

KIANA THOMAS Personal Representative

Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 133720 147448 (6-20,6-27,7-4)

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

IN THE ESTATE OF **RUBY DUDLEY SWANSON** 

Notice is given that Gloria S Frazier, whose address is 702 Appalachian Avenue, Carlisle, PA 17013, and Alethia S Garrett, whose address is 31 Invicta Drive, Stafford, VA 22554, were on June 7, 2024 appointed Co-Personal Representatives of the estate of Ruby Dudley

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 7th day of December, 2024.

the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Regis-ter of Wills with a copy to the undersigned, on or before the ear-lier of the following dates:

(2) Two months after the co-personal representatives mails or other-wise delivers to the creditor a copy that the claim will be barred unless 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.

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. 133373

(6-20,6-27,7-4)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOE NEELY LEWIS

NOTICE TO UNKNOWN HEIRS

Notice is given that Dawn Lewis, whose address is 15811 Easthaven Court, Bowie, MD 20716, was on June 4, 2024 appointed Personal Representative of the estate of Joe Neely Lewis who died on April 1, 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 4th day of December, 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: following dates:

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

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

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

DAWN LEWIS Personal Representative

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

Estate No. 133680 147449 (6-20,6-27,7-4)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARIA OZORIO AKA: MARIA ALTAGRACIA **OZORIA** 

Notice is given that Luis Nataniel, whose address is 9922 Hillandale Way, Bowie, MD 20721, was on June 7, 2024 appointed Personal Representative of the estate of Maria Ozorio AKA: Maria Altagracia Ozoria, who died on October 11, 2023 with-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of De-

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

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

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

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

> LUIS NATANIEL Personal Representative

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

Estate No. 133738

(6-20,6-27,7-4) 147454

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EARLINE HOFFMAN** 

Notice is given that Winslow A. Smith, whose address is 5737 Regency Lane, District Heights, MD 20747, was on May 10, 2024 appointed Personal Representative of the estate of Earline Hoffman who died on March 2, 2024 with a will.

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

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

WINSLOW A. SMITH Personal Representative

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

Estate No. 132781 147450 (6-20,6-27,7-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF NATHANIEL DOZIER SR AKA: NATHANIEL DOZIER

Notice is given that Nathaniel Dozier Ir. whose address is P.O. Box 143, Enfield, NC 27823, was on June 4, 2024 appointed Personal Representative of the estate of Nathaniel Dozier Sr AKA: Nathaniel Dozier, who died on May 28, 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 4th day of December, 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

representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

NATHANIEL DOZIER IR Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 133683

147455

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

GWENDOLYN EILEEN NEWMAN

Estate No.: 131274

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Talicha M. Blake for judicial probate the copy of the will dated 02/11/2021 and for

the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 8, 2024 at

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.

Upper Marlboro, MD 20773-1729

(6-20,6-27)

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

CERETA A. LEE

P.O. Box 1729

147435

Prince George's County

above estate:

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN MARK HAMILTON III

Notice is given that Sheree Lucas, whose address is 7304 Carroll Avenue, #106, Takoma Park, MD 20912, was on May 24, 2024 appointed Personal Representative of the estate of John Mark Hamilton III, who died on April 17, 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 24th day of November, 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.

SHEREE LUCAS Personal Representative

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

Estate No. 133515

(6-20,6-27,7-4)147451

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF HARRIET S COPELAND

Notice is given that Lenora Hamilton-Scott, whose address is 8716 Sky View Drive, Easton, MD 21601, was on January 24, 2024 appointed Personal Representative of the estate of Harriet S Copeland, who died on December 7, 2010 without a will.

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

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

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

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

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

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

LENORA HAMILTON-SCOTT Personal Representative

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

Estate No. 131957

147456

(6-20,6-27,7-4)

**LEGALS** 

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: LESLIE WEISMAN

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Kathleen D. Borkowski for judicial probate of the will dated 04/11/2008 and for the appointment of a personal rep-

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 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

(6-20,6-27)

#### **LEGALS**

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WILLIAM ROOSEVELT VICKS III

Notice is given that Dauphine B Vicks, whose address is 1435 S Main Chapel Way, Unit C322, Gambrills, MD 21054, was on June 6, 2024 appointed Personal Representative of the estate of William Roosevelt Vicks III, 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 pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 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.

> DAUPHINE B VICKS Personal Representative

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

Estate No. 133710 147452 (6-20,6-27,7-4)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JEFFREY E DUNSTON** 

Notice is given that Kevin Dunston, whose address is 3708 Excalibur Court Unit 101, Bowie, MD 20716, was on June 6, 2024 appointed Personal Representative of the estate of Jeffrey E Dunston, who died on June 1, 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 6th day of December, 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.

KEVIN DUNSTON Personal Representative

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

Estate No. 133727

147453 (6-20,6-27,7-4)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

**LEGALS** 

MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: **RUTH ANN LEE** 

#### Estate No.: 129696 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a pe-

tition has been filed by James H. Rosemond, Jr. for judicial probate the copy of the will dated <u>09/22/NO YEAR</u> and for the appointment of a personal representa-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 1**, 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

147430

Bobby G. Henry, Jr, Henry Legal Firm, LLC 9701 Apollo Drive, Suite 100 Largo, Maryland 20774 301-925-7900

#### NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Superior court of District of Columbia county, Maryland appointed Cynthia L. Williams, whose address is Henry Legal Firm, LLC, 9701 Apollo Drive, Ste 100, Largo, Maryland 20774, as the Personal Representative of the Estate of Fannie Mae Williams who died on March 17, 2020 domiciled in the District of Columbia (USA).

The Maryland resident agent for service of process is Bobby G. Henry, Jr., Esq. whose address is 9701 Apollo Drive, Suite 100, Largo, Maryland 20774.

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

PRINCE GEORGE'S COUNTY

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

(1) Six months from the date of the

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this itor 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

CYNTHIA L. WILLIAMS

Foreign Personal Representative CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY р.о. вох 1729

Estate No. 130721 147461 (6-20,6-27,7-4)

### **LEGALS**

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

In Re: GUARDIANSHIP OF: VALERIA C. B.

**CROSS-REFERENCE WITH:** CINA-21-0154

To: KARINA ABIGAIL CRUZ

NOTICE BY PUBLICATION

**TO NATURAL MOTHER** 

Room D1033, Upper Marlboro, Maryland 20772, Telephone Num-ber: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have

> Stenise Rolle Associate Judge Seventh Judicial Circuit

147431 (6-20)

> Serving Prince George's County **Since 1932**

#### **LEGALS**

NOTICE

Family First Life Fury 2301 Ďorsey Rd, Ste 207 Glen Burnie, MD 21061

vs.

Case Number: C-02-CV-23-002559 Family First Life Fury, the Plaintiff has filed a complaint motion enti-

Anne Arundel County, Maryland

he/she is seeking Judgment on the outstanding balance in case number C-02-CV-23-002559. cuit Court for Anne Arundel County, Maryland that the relief sought in the aforementioned

unless cause can be shown to the contrary.

Breach of Contract may be granted

Failure to file the response with the time allowed may result in a judgment by default or the granting of the relief sought.

Anne Arundel County, MD

#### 147398

## NOTICE TO UNKNOWN HEIRS

JEWELL THOMAS LOCKETT Notice is given that Kiana Thomas, whose address is 4084 Bluebird Drive, Waldorf, MD 20603, was on

by contacting the personal representative or the attorney.

decedent's death; or

other delivery of the notice.

CERETA A. LEE REGISTER OF WILLS FOR

TO ALL PERSONS INTERESTED

Swanson, who died on October 5, 2017 without a will.

Any person having a claim against

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

of this published notice or other written notice, notifying the creditor the creditor presents the claims within two months from the mailing

GLORIA S FRAZIER ALETHIA S GARRETT

147457

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

LEGALS

#### AKA: JUNE E. GLADDEN Estate No.: 130033 NOTICE OF JUDICIAL PROBATE

In The Estate Of:

JUNE EVELYN GLADDEN

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Robyn Darby for judicial probate for the

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 13, 2024 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

appointment of a personal represen-

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

(6-13,6-20)

#### **LEGALS**

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

In The Estate Of:

LILIANA MORALES-SANCHEZ

Estate No.: 132513

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the above estate: You are hereby notified that a pe-

ment of a personal representative.

A hearing will be held at 14735

Main Street, Room D4010, Upper
Marlboro, MD on August 7, 2024 at 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.

tition has been filed by Ana Morales

for judicial probate for the appoint-

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

147434 (6-20,6-27)

decedent's death; or (2) Two months after the personal

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

(6-20,6-27,7-4)

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

Estate No.: 131005

resentative.

147436

147437

(6-20,6-27)

Clerk of the Circuit Court for

or before the earlier of the following dates:

decedent's death; or

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

law will be barred.

UPPER MARLBORO, MD 20773

SITTING AS A JUVENILE COURT

Case No. C-16-JV-23-000154

Relationship: NATURAL MOTHER You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-23-000154. All persons who believe themselves to be the parents of a female child born on January 22, 2021 in Henrico County, Virginia to Karina Abigail Cruz Bermudez, natural mother, date of birth October 12, 1992 and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street,

agreed to the permanent loss of your parental rights to this child.

Andre Brooks 711 Castlewood Pl Largo, MD 20774 In the Circuit Court for

tled: Breach of Contract in which Notice is hereby issued by the Cir-

Andre Brooks is to file a response to the Breach of Contract on or before the 9th day of July, 2024.

(6-20,6-27,7-4)

**NOTICE TO CREDITORS** 

Notice is given that Valerie Poole, whose address is 9041 Continental Pl, Hyattsville, MD 20785 was on June 3, 2024 appointed Personal Representative of the estate of Nicolas

Irvin Poole who died on May 21, 2024 without a will.

Further information can be ob-

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

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

their objections with the Register of Wills on or before the 3rd day of December, 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.

UPPER MARLBORO, MD 20773-1729

**NOTICE** 

Kathleen Young
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090

Gerald G. White, Personal Representative for the Estate of

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-24-000912

Notice is hereby given this 5th day of June, 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

5th day of July, 2024, provided a

copy of this notice be published in a newspaper of general circulation in

Prince George's County, once in

each of three successive weeks be-fore the 5th day of July, 2024. The Report of Sale states the

amount of the foreclosure sale price to be \$148,000.00. The property sold

herein is known as 2501 57th Avenue, Cheverly, MD 20785.

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

(6-13,6-20,6-27)

True Copy—Test: Mahasin El Amin, Clerk

147411

Estate No. 133652

(6-13,6-20,6-27)

Substitute Trustees,

Defendant

VALERIE POOLE Personal Representative

Prince George's County

Richard E. Solomon Richard J. Rogers Michael McKeefery

Christianna Kersey

Venia E. Cleaveland

2501 57th Avenue Cheverly, MD 20785

Kevin Hildebeidel

CERETA A. LEE REGISTER OF WILLS FOR

147402

decedent's death; or

NICOLAS IRVIN POOLE

#### **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**

#### 3008 HENSON BRIDGE TERRACE **FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated March 25, 2016 and recorded in Liber 38096, Folio 489, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$145,502.00, 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 proviously echaduled on post day that gency, sale shall occur at time previously scheduled, on next day that

#### JULY 9, 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 \$13,000.00 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

> > > (6-20,6-27,7-4)

#### **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**

#### 1801 ARCADIA AVENUE **CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated November 30, 2020 and recorded in Liber 44541, Folio 133, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that

#### JULY 9, 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 \$34,000.00 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 posses of the property.

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

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

(6-20,6-27,7-4)

## To Subscribe Call 301-627-0900 The Prince George's Post

#### **LEGALS**

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited.

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

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

You must reclaim these vehicles by: 7/1/2024.

147425

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

1999	UD NDMC NISSA	AN UD1800 BOX TR	UCK	JNAMA33H4XGN5021
2013	DODGE	CHARGER		2C3CDXBG8DH706398
2004	TOYOTA	COROLLA GA	S1780552	1G6DC67AX60148081
2013	BMW	328xi		WBA3B5C54DF595916

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

2020 NISSAN SENTRA MD T1666783 3N1AB8BV4LY308758

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

2011 HYUNDAI SONATA MD 8FC9927 5NPEB4AC3BH103242 2019 MULTIQUIP TRAILER 5SLBM1229KL027548 JM3LW28A560558463 2006 MAZDA

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

2011	NISSAN	ROGUE	MD	8BW8757	JN8AS5MVXBW313529
2008	MERCEDES-BE	ENZ GL550			4JGBF86E08A370648
2004	LAND ROVER	RANGE ROVE	R VA	TMT8500	SALME11454A164413
2014	MERCEDES-BE	ENZ CL	MD	1ES6545	WDDSJ4GB5EN129565
2010	BMW	750LI			WBAKB8C50ACY63046
2009	MERCEDES-BE	ENZ S550			WDDNG86X49A282239

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

2010	FORD	F150			1FTMF1C8XAKA38347
2001	BMW	530i	MD	9DE6496	WBADT53461CE90092
2002	BMW	325xi	VA	UKG5579	WBAEU33432PF66500
2015	DODGE GRAN	ND CARAVAN	V		2C4RDGBG5FR685593
2006	ACURA	TL	MD	9EE9237	19UUA66206A073433
2012	MERCEDES-BEN	Z E350	MD	T1672368	WDDHF2EB4CA545713
2011	LAND ROVER	RANGE			SALSF2D45BA710243
		ROVER SPO	ORT		
2006	AUDI	A4	MD	7FP2849	WAUDF78E06A246359
2004	TOYOTA	COROLLA			2T1BR32E34C312379
2000	CHEVROLET T	RAILBLAZER	. VA	TUG2966	1GNDT13W7Y2321457

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

2011	INTERNATIONAL	L MAO25			1HTMMAAL0BH331155
2001	FORD	E350	MD	2FC8848	1FDWE35L311HA11511
2004	DODGE	GRAND	VA	TWV8502	1D4GP23E65B236387
		CARAVAN	J		

147462

### LEGALS

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: 7/3/2024.

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

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

JN1DV6AP0BM601831 2011 INFINITI MD 7FL5068 COROLLA DC 2004 TOYOTA BX9278 2TBR32E14C252733

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

2007	HONDA	ODYSSEY	VA	TXW4985	5FNRL38427B138710
2005	CHEVROLET	<b>IMPALA</b>			2G1WF52E559309113
2008	GMC	YUKON	MD	8FB6462	1GKFK13078R240213
2011	FORD	TAURUS	VA	TXJ3058	1FAHP2EW2BG149890

147463 (6-20)

#### **LEGALS**

#### **NOTICE**

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

Plaintiffs

Tyrone Sylvester Meekins

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

#### MARYLAND CIVIL NO. CAEF18-41272

ORDERED, this 30th day of May 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7750 Burnside Road, Landover, Maryland 20785 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 30th day of June, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of June, 2024, next. The report states the amount of sale to be \$230,000.00.

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

(6-6,6-13,6-20)

147378

147376

#### **NOTICE**

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

Beverley A Crockett aka Beverly A. Crockett Defendant

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

#### MARYLAND CIVIL NO. C-16-CV-23-000096

ORDERED, this 28th day of May 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8411 Cathedral Avenue, New Carrollton, Maryland 20784 mentioned in these proceedings, made and reported by Laura H.G. O'Sul-livan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of June, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 28th day of June, 2024, next.

The report states the amount of sale to be \$294,000.00. MAHASIN EL AMIN

(6-6,6-13,6-20)

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

(6-20)

#### **WANTED: Your Ad Here!**

Advertise in The Prince George's Post! Call 301-627-0900 Today!

#### **LEGALS** NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT

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

> Notice is given that Samuel J Honablew, whose address is 6107 Foote Street, Fairmount Heights, Maryland 20743 was on May 31, 2024 appointed Personal Representative of the estate of Chester Lee Honablew who died on March 18, 2024 without a will.

CHESTER LEE HONABLEW

NOTICE TO CREDITORS

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

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

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

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

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

SAMUEL J HONABLEW Personal Representative

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

Estate No. 133019 147403 (6-13,6-20,6-27)

#### LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

**NOTICE OF PUBLIC HEARING** 

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on June 27, 2024 will be heard on August 27, 2024. Those li-

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

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

A virtual hearing will be held via Zoom on Wednesday, July 10, 2024 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email <u>BLC@co.pg.md.us</u> to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director June 3, 2024

147414 (6-13,6-20)

### **LEGALS**

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

The motor vehicle(s) below have been impounded by Fastlane Towing for violation of the County ordinance prohibiting unauthorized parking on private property and remains unclaimed as of the date of this notice. The owner(s) / lien holder(s) are hereby informed of their right to re-

claim vehicle(s) upon payment of all charges and costs resulting from 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>YE</u>	EAR 1	MAKE	MODEL	VIN
200 200 200 200 200 200 200 200	01 II 06 V 01 II 03 T 08 II 13 II	Volkswagen Honda Volkswagen Dodge Toyota Dodge Hyundai nfiniti	Passat Odyssey Passat Caravan Camry Charger Elantra Q50	WVWHP7AN8BE719147 2HKRL186X1H589818 WVWAK73C96P185713 1B4GP25311B184957 4T1BE30K33U713464 2B3KA43G28H196814 KMHDH4AE3DU906925 JN1BV7AR2FM413011
199	97 I	Dodge	Dakota	1B7GL23XXVS201913

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EVELYN E TURNER

Notice is given that Cheryl A Turner, whose address is 13925 Lord Fairfax Place, Upper Marlboro, MD 20772 was on May 20, 2024 appointed Personal Representative of the estate of Evelyn E Turner who died on March 28, 2024 without a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of November, 2024.

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

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

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

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

CHERYL A TURNER Personal Representative

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

Estate No. 133539

(6-13,6-20,6-27) <u>147401</u>

Rosemary Keffler, Esquire DELANEY & KEFFLER, LLC 214 Merrimac Court/P.O. Box 876 Prince Frederick, MD 20678 410-535-3476

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MYRTLE A. WITHERSPOON A/K/A MYRTLE ADELL WITHERSPOON

Notice is given that Carolyn Adell Black, whose address is 11536 Cedarville Road, Brandywine, MD 20613, was on May 23, 2024 appointed Personal Representative of the estate of Myrtle A. Witherspoon a/k/a Myrtle Adell Witherspoon who died on October 29, 2023 with a will. There was a prior small estate

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

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

CAROLYN ADELL 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. 131426

147405 (6-13,6-20,6-27)

#### **LEGAL NOTICE** CITY OF BOWIE, MD

Ordinance O-5-24 Authorizing the Acquisition of Certain Real Property Owned by the Maryland-National Capital Park and Planning Commission Known as Part of the Tall Oaks Community Park in Bowie, Maryland Consisting of 56.33 +/- Acres for a Public Purpose, and Declaring that Real Property Owned by the City of Bowie known as the Cora Bowie Property, Consisting of 61.41 +/- Acres is Surplus Property and Authorizing its Conveyance to the Maryland-National Park and Planning Commission in Exchange for the M-NCPPC Property Identified Above

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on June 3, 2024.

ALFRED D. LOTT

(6-20)

City Manager <u>147481</u>

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GEORGE STEWART AKA: GEORGE DUNICUN STEWART

NOTICE TO UNKNOWN HEIRS

Notice is given that Daryl Washington, whose address is 401 Cedarleaf Avenue, Capitol Heights, Maryland 20743, was on May 23, 2024 appointed Personal Representative of the estate of George Stewart AKA: George Dunicun Stewart, who died on April 18, 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd 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.

DARYL WASHINGTON Personal Representative

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

Upper Marlboro, MD 20773-1729 Estate No. 133444

147374 (6-6,6-13,6-20)

Jessica B. Summers 7600 Wisconsin Avenue, Suite 700 Bethesda, Maryland 20814

#### 301-657-3442 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD SANFORD (A.K.A. EDWARD BARTON SANFORD)

Notice is given that Roof Nation and More, LLC, whose address is 9222 Goldenrod Lane, Upper Marlboro, Maryland 20772 was on December 27, 2023 appointed Personal Representative of the estate of Edward Sanford (a.k.a. Edward Barton Sanford) who died on November 9, 2015 without a will

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

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

ROOF NATION AND MORE, LLC Personal Representative

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

Estate No. 131804 147400 (6-13,6-20,6-27)

#### ORDER OF PUBLICATION

NICOLAS NUNEZ SOTO

GERARDO MENDEZ ROSARIO

Prince George's County, Maryland Case Number: C-16-FM-24-002932

June, 2024, by the Circuit Court for

six-month separation and stating that the Defendant's last known address is: 21909 Surrey Lane, Lagovista, TX 78645, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, GERARDO MENDEZ ROSARIO, in accordance with Maryland Rule

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

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

ORDERED, THAT THE DEFEN-DANT, GERARDO MENDEZ ROSARIO, IS HEREBY WARNED THAT FAILURE TO FILE AN AN-SWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of AUGUST, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

(6-13,6-20,6-27)

#### **LEGALS**

RONALD B. GREENE 4500 Forbes Blvd., Suite 200 Lanham, MD 20706

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES ALLEN BURKE

Notice is given that Sherri L. Burke, whose address is 3018 3rd Ave., Baltimore, MD 21234, was on May 23, 2024 appointed Personal Representative of the estate of James Allen Burke who died on April 8, 2024

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

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

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

SHERRI L. BURKE Personal Representative

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

Estate No. 133517

147406 (6-13,6-20,6-27)

#### EARLY DEADLINES

Due to the INDEPENDENCE DAY Holiday, The Prince George's Post will have early deadlines for the July 4th edition. Deadline for all legal advertising will be NOON on Thursday, June 27th, 2024 at noon. No exceptions.

#### **LEGALS**

NOTICE OF APPOINTMENT

In the Circuit Court for

ORDERED, ON THIS 6th day of

Prince George's County MD: That the Defendant, Gerardo Mendez Rosario is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seek-ing the Divorce on the Grounds of

2-121(a)(2) as follows:

ORDERED, said posting to be completed by the 6th day of July, 2024, and it is further;

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk

#### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANN P AYERS

Notice is given that Julian R Ayers, whose address is 328 Fairfield Drive, Severn, Maryland 21144, was on June 4, 2024 appointed Personal Rep-resentative of the estate of Ann P Ayers who died on April 7, 2024 with

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of December, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register

of Wills with a copy to the undersigned on or before the earlier of the following dates: (1) Six months from the date of the

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

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

JULIAN R AYERS Personal Representative

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

Estate No. 133685 147407 (6-13,6-20,6-27)

### **LEGALS**

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VINCENT MOORE

Notice is given that Monica Diane Moore, whose address is 9530 Ruby Lockhart Blvd, Apt 109, Bowie, Maryland 20721, was on May 29, 2024 appointed Personal Representative of the estate of Vincent Moore who died on May 3, 2024 with a will.

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

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

MONICA DIANE MOORE Personal Representative

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

Estate No. 133623 147408 (6-13,6-20,6-27)

#### **LEGALS**

NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, JUNE 27, 2024 6:00 P.M.

Special Exception Application No. 958-14504 Greenview Drive, MD 20707

"The Applicant, Davonia D. Bryant, is seeking Special Exception approval to establish and operate a Type I Publicly Funded Nonpublic School located on the fifth floor of the building (Maryland Family Scholar House Laurel).'

The City of Laurel Board of Appeals will hold an in-person public hearing. The meeting will begin at 6:00 p.m. in the Municipal Council Chambers located at 8103 Sandy Spring Road Laurel Maryland 20707. The public is welcome to join and testify. Call 301-725-5300 Ext. 2303 for more information.

147428

#### **NOTICE OF PUBLIC HEARING** CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, JUNE 27, 2024

6:00 P.M. Special Exception Application No. 957- 120 Second St #1 Laurel, MD 20707

"The Applicant, Jamil Heshmeh, is seeking Special Exception approval to add two (2) dwelling units to the existing three (3) dwelling units and one (1) office unit located in a commercial building."

The City of Laurel Board of Appeals will hold an in-person public hearing. The meeting will begin at 6:00 p.m. in the Municipal Council Chambers located at 8103 Sandy Spring Road Laurel Maryland 20707. The public is wel-

come to join and testify. Call 301-725-5300 Ext. 2303 for more information.

Joyce Titus Bailey Wilson 3803 Shady Hollow Lane Memphis, TN 38116

#### 202-680-0161 NOTICE TO CREDITORS OF APPOINTMENT OF

FOREIGN PERSONAL

REPRESENTATIVE NOTICE IS GIVEN that the Probate Court of Shelby county, Tennessee appointed Joyce Titus Bailey Wilson, whose address is 3803 Shady Hollow Lane, Memphis, Tennessee 38116 as the Executor of the Estate of Barbara Wilson who died on September 28, 2023 domiciled in Memphis, Tennessee (Shelby County) USA.

The Maryland resident agent for service of process is Gladys Briley, whose address is 2 Cameron Grove Unit 307, Upper Marlboro, Maryland 20774.

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

PRINCE GEORGE'S, MARYLAND

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

(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 no-tice, 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.

JOYCE TITUS BAILEY WILSON Foreign Personal Representative

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

147459

Estate No. 133712 (6-20,6-27,7-4)

#### NOTICE OF APPOINTMENT NOTICE TO CREDITORS

**LEGALS** 

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

CAROL VERICE EPPS-GOODINE Notice is given that Bobby G. Henry, whose address is 9701 Apollo Drive, # 100, Largo, MD 20774, was on April 10, 2024 appointed Personal Representative of the estate of Carol Verice Epps-Goodina was added as Carol Personal dine, who died on September 8, 2020 without a will.

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

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

BOBBY G HENRY Personal Representative

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

147460

(6-20,6-27,7-4)

Estate No. 123728

#### ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC,

Plaintiff

CROSS CREEK PHASE VI, LLC

CECILIA A. HODGES and TIMOTHY A. LASCKO and

PRINCE GEORGE'S COUNTY, MD

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTA-TIVES, EXECUTORS, ADMINIS-GRANTEES, TRATORS, ASSIGNS OR SUCCESSORS IN RIGHT, TITLE OR INTEREST, AND ANY AND ALL PERSONS HAVING OR CLAIMING TO HAVE AN INTEREST IN THE REAL PROPERTY DESCRIBED AS:

Vansville, 1st Election District of Prince George's County, Maryland, Pt Par 1 Rw/38 (pt Par 1 1.83a D Fr St of Md 08/09) 5.7700 Acres, Assmt \$121,900 Map 012 Grid E1 Par 001 Lib 16251 Fl 328 and assessed to Cross Creek Phase VI Inc. under Account Number 3422284, having a street address of 0 Briggs Chaney Rd., Beltsville, MD 20705.

Defendants

#### In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-24-002679

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

Pt Par 1 Rw/38 (pt Par 1 1.83a D Fr St of Md 08/09) 5.7700 Acres, Assmt \$121,900 Map 012 Grid E1 Par 001 Lib 16251 Fl 328 and assessed to Cross Creek Phase VI Inc. under Account Number 3422284, being in the Vansville, 1st Election District of Prince George's County and having a street address of 0 Briggs Chaney Rd., Beltsville, MD 20705.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months from the date of sale have expired and that this is not owner-occupied residential property.

It is thereupon this 10th day of lune 2024 by the Circuit Court for

June, 2024 by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County, Maryland once a week for three (3) successive weeks, warning all persons interested in this property to appear in this Court by the 13th day of August, 2024 and redeem the property known as 0 Briggs Chaney Rd., Beltsville, MD 20705 or answer the Complaint or entered foreclosing all rights of re-demption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encum-

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

True Copy—Test: Mahasin El Amin, Clerk (6-20,6-27,7-4)

147427 The **Prince** George's **Post** Newspaper Call 301-627-0900 or Fax

> a Very

301-627-6260

Have

Weekend

Safe

#### **COUNTY COUNCIL HEARING**

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

TUESDAY, JULY 2, 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, July 2, 2024, the County Council of Prince George's County, Maryland, will hold the following public hear-

Appointment of the following individual to the Washington Suburban Sanitary Commission (WSSC):

#### Ms. Lynnette D. Espy-Williams

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: clerkofthecouncil@co.pg.md.us or faxed to (301) 952-5178. Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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

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

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

Donna J. Brown

Clerk of the Council

147479

(6-20,6-27)

#### **LEGALS**

#### COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 2, 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, July 2, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

#### **COUNCIL BILLS**

CB-002-2024 (DR-2) – AN ACT CONCERNING HOUSING CODE OF PRINCE GEORGE'S COUNTY for the purpose of providing for a certain definition; amending the Housing Code to add email, by written consent by certain persons to the methods of service of a notice of violation, civil citation, and administrative citation of the Housing Code; providing that a rental license application and renewal license application shall contain written authorization for a licensee to have the option to provide written consent to service of notice of violation, civil citation, and administrative citation by email; providing for the Department to provide certain guidelines; providing for a certain definition; providing for certain requirements; and generally regarding a notice of violation, civil citation, and administrative citation of the Housing Code by email, by written consent by certain persons.

CB-023-2024 (DR-2) – AN ACT CONCERNING PROHIBITION OF CONTRACTORS IN ENGAGING IN SEX TRAFFICKING AND **LABOR TRAFFICKING** for the purpose of prohibiting contractors and subcontractors from engaging in sex trafficking and labor trafficking. If contractors or subcontractors are found involved after an investigation by the Office of Human Rights, penalties can include disbarment, suspension, and any other relief available to the Office of Procurement, including but not limited to, contract termination and breach of contract damages

CB-048-2024 – AN ACT CONCERNING INTERPROJECT TRANS-FERS OF APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2024 CAPITAL BUDGET AND SUPPLEMENTARY APPROPRIATIONS IN THE APPROVED FISCAL YEAR 2024 CAPITAL BUDGET for the purpose of transferring appropriations to the Surratts-Clinton Branch Renovation (4.71.0005), Baden Public Library (4.71.0007), and New Glenridge Area Middle School #2 (3.77.0016) projects and providing supplementary appropriations to the Clean Water Partnership NPDES/MS4 (5.54.0018), MS4/NPDES Compliance & Restoration (5.54.0019), Street Lights & Traffic Signals 2 (1.66.001), Bus Mass Transit/Metro Access 2 (4.66.0006), Green Street Improvements (4.66.0008), Maryland Purple Line (7.66.0001), Addison Road/Capitol Heights Metro Corridor (8.90.0002), County Revitalization (8.90.0004), and Cheverly Development (9.90.0001) projects.

CB-049-2024 – AN ACT CONCERNING SALES AND USE TAX ON TELECOMMUNICATIONS SERVICE for the purpose of repealing the requirement that the sales and use tax on telecommunication service be applied in addition to local funding requirements imposed by the State of Maryland for funding from Prince George's County to the Board of Education; and providing for retroactive application of this Act.

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

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

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

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

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

ATTEST:

Donna J. Brown Clerk of the Council

(6-20,6-27) 147465

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

#### **LEGALS**

ORDER OF PUBLICATION BY POSTING

MARTEESHA BRANCH

VS. MILTON BRANCH

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-24-001975

ORDERED, ON THIS 7th day of June, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Milton Branch is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Six (6) Month Separation and stating that the Defendant's last known address is: 2901 Crain Hwy, Upper Marlboro, MD 20774, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, MILTON BRANCH, in accordance with Maryland Rule 2-121(a)(2) as

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

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

ORDERED, THAT THE DEFEN-DANT, MILTON BRANCH, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 6th day of August, 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

**REVENUES** 

Local Taxes

Licenses & Permits

Intergovernmental

Subtotal - Budget Surplus /

(6-13,6-20,6-27) 147416



#### ORDER OF PUBLICATION **BY POSTING**

EDILSAR RAMIREZ FUENTES, ET AL.

ROLANDO RAMIREZ FUENTES

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-24-000445

**ORDERED**, ON THIS 7th day of June, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Rolando Rodelvi Ramirez Fuentes is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL CUSTODY AND REQUEST FOR FINDINGS OF FACT TO PERMIT MINOR'S APPLICATION FOR SPE-CIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant and stating that the Defendant's last known address is: Nica, Municipio Malacatan, San Marcos, Guatemala, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, ROLANDO RAMIREZ FUENTES, in accordance with Maryland Rule 2-122(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

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

ORDERED, THAT THE DEFENDANT, ROLANDO RODELVI RAMIREZ FUENTES, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 6th day of August, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-

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

True Copy—Test: Mahasin El Amin, Clerk

147418 (6-13,6-20,6-27)

\$4,232,477

\$248,026

\$770,372

79,816

3,199,169

THIS COULD BE YOUR AD!

#### Call 301-627-0900 for a quote.

#### **LEGALS** City of Glenarden Fiscal Year 2025 Budget Hearing

The City of Glenarden Fiscal Year 2025 Budget Hearing on the Proposed Fiscal Year 2025 Budget will take place on Thursday, June 27, 2024 at 7:00pm (In-Person) - in the Council Chamber - see City website for details to attend

A copy of the Proposed FY 25 Budget is available for public inspection at the James r. Cousins Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706, on Monday thru Friday from 8:30am to 5:00pm.

#### **GENERAL FUND**

	T / —
Service Charges	\$632,320
Interfund / Intrafund Transfers	\$27,000
Other Financial Sources	\$558,893
TOTAL REVENUES -	6,469,088
EXPENDITURES	
Administration	675,241
Legal	50,000
Cable Dept	113,285
Legislative	322,325
Finance	316,329
Executive Office	46,443
Public Safety	2,087,388
Code Enforcement	325,474
Public Works	709,469
General Operations	1,718,917
Total Woodmore Community Center	8,100
Total Veterans Memorial Park	<u>16,300</u>
TOTAL EXPENDITURES -	<u>6,389,272</u>

#### SPECIAL REVENUE FUND American Rescue Plan Act (ARPA)

American resear Fan Art (An	(LI 1 L)
Expenditures	2,119,035
Subtotal - Budget Surplus (Carry Forward to 2025)	1,414,352
Special Police Grant Revenues expenditures Subtotal - Budget Surplus/(Deficit)	1,779,000 104,000 1,675,000
PEG Grant Revenues expenditures Subtotal - Budget Surplus/(Deficit)	40,000 40,000
Camera Photo Enforcement Revenues expenditures Subtotal - Budget Surplus / (Deficit)	54,250 54,250 0
Glenarden Farmers Market Revenues Expenditure Subtotal - Budget Surplus / (Deficit)	30,000 30,000

#### **CAPITAL PROJECTS FUND**

Financing Sources Capital Projects Expenditures	4,077,816 3,998,000
Subtotal - Budget Surplus / (Deficit)	<u>79,817</u>
Reserve - Saving Account- (60% of Surplus) Reserve - Capital Projects - (40% of Surplus)	47,890 31,927
Budget Surplus - All Governmental	

#### Funds

**ENTERPRISE FUND BUDGET (GAAP BASIS)** 192,361 Operating Revenues Operating Expenses 201,428 Total Surplus / (Deficit) - Enterprise Fund

(6-13,6-20)

#### **LEGALS**

PRINCE GEORGE'S COUNTY

**GOVERNMENT** 

**BOARD OF LICENSE** 

COMMISSIONERS

**NOTICE OF** 

**PUBLIC HEARING** 

Applications for the following al-

coholic beverage licenses were accepted by the Board of License

Commissioners for Prince George's

County on May 23, 2024 will be heard on July 23, 2024. Those li-

Class B, Beer and Wine – 17 BL 143, 17 BL 144, 17 BL 145, 17 BL

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer, Wine and Liquor License, Class B, ECF/DS, Beer,

Wine and Liquor - On Sale; Class B, BW, (GC), (DH), Beer and Wine; Class B, RD, Liquor License, all Class C Licenses/On Sale, Class

A virtual hearing was held via Zoom on Wednesday, June 12, 2024

BOARD OF LICENSE COMMISSIONERS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

VARICE FRANCIS HENRY IR

Notice is given that David L Henry, whose address is 6105 Houston Court, Alexandria, VA 22310 was on

September 15, 2023 appointed Personal Representative of the estate of

Varice Francis Henry Jr who died on

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

Wills on or before the 15th day of

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

sentative or file it with the Register

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

(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

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.

other delivery of the notice.

Personal Representative

DAVID L HENRY

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

<u>147404</u>

PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Charles C Roberts

14300 Gallant Fox Lane

Suite 103

Bowie, MD 20715

301-464-3900 Ext. #13

NOTICE TO CREDITORS OF

APPOINTMENT OF

FOREIGN PERSONAL

REPRESENTATIVE

Estate No. 130364

(6-13.6-20.6-27)

July 3, 2023 without a will.

tative or the attorney.

March, 2024.

following dates:

(6-13,6-20)

D(NH), Beer and Wine

at 7:00 p.m.

Terence Sheppard

IN THE ESTATE OF

Attest:

Director

147412

June 5, 2024

PRINCE GEORGE'S COUNTY GOVERNMENT

#### **Board of License** Commissioners

(Liquor Control Board) REGULAR SESSION

JUNE 25, 2024

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

#### TRANSFER OF LOCATION

Ashuta Tandon, Member-Manager for a Class A, Beer, Wine and Liquor for the use of Collington Wine & Spirits, LLC, t/a Collington Wine & Spirits, 3400 Crain Highway, Bowie, 20716, transfer from Town Hall Wine & Spirits, LLC, t/a Town Hall Restaurant & Liquor, 8133 Baltimore Avenue, College Park, 20740, Ashuta Tandon, Member-Manager. Continued from the May 28, 2024 hearing.

Kumar Vinod, Owner, for a Class B +, Beer, Wine and Liquor for the use of Eastover Liquor LLC, t/a Eastover Wine & Spirits, 5127 Indian Head Highway, Oxon Hill, 20745, transfer from 24/7 MH Grocery & Restaurant, LLC, t/a 24/7 MH Grocery & Restaurant, 3210 Branch Avenue, Silver Hill, 20748, Israt Jahan, Member-Manager.

#### TRANSFER

Debra Louise McDowney, Managing Member/Authorized Person for a Class B(BLX), Beer, Wine and Liquor for the use of Piano Keys Restaurant and Lounge, LLC, t/a Piano Keys Restaurant and Lounge, 7651 Metapeake Business Drive, Brandywine, MD, 20613 transfer from Piano Keys Restaurant and Lounge, LLC, t/a Piano Keys Restaurant and Lounge, 7651 Metapeake Business Drive, Brandywine, 20613, Christopher Feemster, Managing Member / Authorized Person.

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

Tao Li, President/Secretary/Treasurer for a Class B(BLX), Beer, Wine and Liquor for the use of Everland, Inc., t/a LaTao Hotpot College Park, 8700 Baltimore Ave, Suites A & B, College Park, 20740.

Bloi-Dei Dorzon, Owner, for a Class B(BLX), Beer, Wine and Liquor for the use of 1123 Huncho House Experience, LLC, t/a 1123 Huncho House Experience, 6450 America Blvd, Suite 105, Hyattsville, 20782.

#### NEW - CLASS D, BEER AND

Leachkena Keo, Owner, for a Class D, Beer and Wine for the use of Lisa Nails II, LLC, t/a Top Super Star Nails, 3419 Branch Avenue, Temple Hills, 20748.

#### TRANSFER OF LOCATION

Phani K. Damaraju, Member-Manager, Shweta Kansal, Member for a Class A, Beer, Wine and Liquor for the use of Cheers N Beer, LLC, t/a Cheers N Beers, 3500 East West Highway, #1433 Hyattsville, 20782, transfer from Town Center Wine and Spirits, LLC, t/a Town Center Wine and Spirits, 6401 America Blvd, Suite 100, Hyattsville, 20782, Phani K. Damaraju, Member, Shweta Kansal, Member.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, June 25, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

#### BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director June 3, 2024

(6-13,6-20) 147413

#### **LEGALS**

#### NOTICE OF SALE

OLUWASEYI STEPHEN OGUNSUSI

Plaintiff HELEN MONYE

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. CAD19-39048

Notice is hereby given this 7th day of June, 2024, by the Circuit Court for Prince George's County, Mary-land pursuant to Maryland Rule 14-305(c), that the sale of 15604 Hexham Terrace, Upper Marlboro, Maryland 20774, made and reported by Arthur J. Horne, Jr., Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 8th day of July, 2024, next, provided, a copy of this Notice be inserted in the Prince George's Post newspaper published in said County, once in each of three successive weeks before the 8th day of July, 2024, next. The report states the amount of the sale to be \$747,000.00.

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

(6-13,6-20,6-27)

147421

NOTICE IS GIVEN that the Circuit Court of Prince William County, Virginia appointed David Thomas Willey, whose address is 12148 Caithness Circle, Bristow, VA 20136, as the Personal Representative of the Estate of Lyce Ann Willow who the Estate of Joyce Ann Willey who died on December 31, 2023 domiciled in Virginia USA.

The Maryland resident agent for service of process is Charles C. Roberts, whose address is 14300 Gallant Fox Lane, #103, Bowie, MD At the time of death, the decedent

owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

All persons having claims against the decedent must file their claims with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following (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 delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

DAVID THOMAS WILLEY Foreign Personal Representative

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

Estate No. 133459

147409 (6-13,6-20,6-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CARRIE CARR

Notice is given that Nyema N Patterson, whose address is 6118 Breezewood Court #204, Greenbelt, MD 20770, was on June 6, 2024 appointed personal representative of the small estate of Carrie· Carr, who died on December 18, 2023 without

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

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

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

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

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

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

NYEMA N PATTERSON Personal Representative

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

Estate No. 132961 (6-20)

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

MILDRED MARTIN CLARK

Estate No.: 127920

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Thomas J.

Kokolis for judicial probate for the

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 19, 2024 at

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.

Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250

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

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

GRACIE MAE SALTER WILLIAMS

Estate No.: 125341

NOTICE OF

JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe

Daniels for judicial probate of the will dated <u>11/08/2010</u> and for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 21, 2024 at

This hearing may be transferred or

ostponed to a subsequent time.

Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

UPPER MARLBORO, MD 20773-1729

(6-20,6-27)

REGISTER OF WILLS FOR

PHONE: (301) 952-3250

Cereta A. Lee

147440

PRINCE GEORGE'S COUNTY

tition has been filed by Lester

(6-20,6-27)

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

above estate:

10:30 A.M.

147438

above estate:

#### **SMALL ESTATE** NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GERALD E MITCHELL

Notice is given that Stephanie E Mitchell, whose address is 4877 Winterberry Lane, Oxon Hill, MD 20745, was on July 1, 2022 appointed personal representative of the small estate of Gerald E Mitchell, who died on June 4, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

> STEPHANIE E MITCHELL Personal Representative

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

**LEGALS** 

UPPER MARLBORO, MD 20773-1729 Estate No. 125700

147433

THE ORPHANS' COURT FOR

PRINCE GEORGE'S COUNTY, MARYLAND

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

**GRACIE MAE SALTER WILLIAMS** 

Estate No.: 125341

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a pe-

tition has been filed by Thomas J. Kokolis for judicial probate of the

will dated 11/08/2010 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 21, 2024 at

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

CERETA A. LEE

P.O. Box 1729

above estate:

147439

**LEGALS** 

PRINCE GEORGE'S COUNTY

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

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

Estate No.: 131653

NOTICE OF

JUDICIAL PROBATE

above estate:

#### **LEGALS**

Sonja James

Pearle W. Mack

Mary A. Mack

PO Box 4319

PO Box 4319

Vs.

130 College Station Dr.

Upper Marlboro, MD 20774

South Colby WA 98384-0319

South Colby WA 98384-0319

All persons with an interest in the

properties known as Lot 19.20 10,060.0000 Sq. Ft. Cedar Haven Blk

3 Assmt \$3,700 Lib 03346 FL 231 and

assessed to Mack Pearle W. & Mary

A. As described in deed from Nor-

man L. Martin and Eleanor D. Mar-

tin to Pearle W. Mack and Mary A.

Mack, dated on June 22, 1966 and

recorded on June 24, 1966 in Plat

IN THE CIRCUIT COURT FOR

PRINCE GEORGE'S COUNTY

Case No. C-16-CV-24-002167

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:

Lot 19.20 10,060.0000 Sq. Ft. Cedar Haven Blk 3 Assmt \$3,700 Lib 03346

The complaint states, among other

things, that the amounts necessary

for redemption have not been paid for more than six (6) months and a

day from the date of sale has ex-

It is thereupon this 17th day of

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 12th day of July, 2024, warning all persons interested in the

property to appear in this Court by

the 27th day of August, 2024, and redeem the property described above

and answer the Complaint or there-

after a Final Judgment will be en-

tered foreclosing all rights of

redemption in the property, and

vesting in the Plaintiff a title, free

MAHASIN EL AMIN

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

LEGALS

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of:

ETHEL LEE HARTSFIELD

Estate No.: 123456

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Darrell Lee

for judicial probate for the appoint-

ment of a personal representative.
A hearing will be held at 14735
Main Street, Room D4010, Upper
Marlboro, MD on August 7, 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.

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

**LEGALS** 

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

P.O. Box 1729

Upper Marlboro, Maryland 20773

In The Estate Of:

KEYA N. BEALE Estate No.: 127570

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

(6-20,6-27)

REGISTER OF WILLS FOR

P.O. Box 1729

<u>147446</u>

Prince George's County Cereta A. Lee

(6-20,6-27,7-4)

and clear of all encumbrances.

True Copy—Test: Mahasin El Amin, Clerk

147480

above estate:

June 2024, by the Circuit Court,

pired.

Certificate of Tax as Follows:

Defendants

Book SDH 3 at folio 59

ORDER OF PUBLICATION

Plaintiff

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JACQUELYN DENISE HUNTER

#### Estate No.: 132613 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Claude C. Hunter, III for judicial probate for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 7, 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(6-20,6-27)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: JACQUELYN DENISE HUNTER

Estate No.: 132613

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate: You are hereby notified that a petition has been filed by Alexis Hunter for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 7, 2024 at

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

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

(6-20,6-27)

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

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

LYDIA JUANITA ANDERSON Estate No.: 131436

#### NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Farrah Anderson-Garcia for judicial probate of the will dated <u>03/10/2000</u> and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 31, 2024 at

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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

(6-20,6-27)

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

To all Persons Interested in the

(6-20,6-27)

You are hereby notified that a petition has been filed by Judy Marshall for judicial probate the copy of the will dated 10/04/2001 and for the appointment of a personal rep-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 20, 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 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

147441 (6-20,6-27)

P.O. Box 1729 P.O. Box 1729 Upper Marlboro, Maryland 20773 Upper Marlboro, Maryland 20773 In The Estate Of: ALMA LAURA WILLIAMS

In The Estate Of: ETHEL LEE HARTSFIELD

#### Estate No.: 123456

NOTICE OF JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Jerry Bankston for judicial probate for the appointment of a personal represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on August 7, 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.

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

REGISTER OF WILLS FOR

#### 147445 (6-20,6-27)

above estate: You are hereby notified that a petition has been filed by Melinda Ånnette Riley for judicial probate for the appointment of a personal rep-

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

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

REGISTER OF WILLS FOR Prince George's County Cereta A. Lee UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250

147447

(6-20,6-27)

## The

## Prince

George's

Post

Newspaper

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Fax

301-627-6260

Have

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Safe

Weekend

## The Prince George's Post

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

#### A SUMMARY OF HYATTSVILLE CHARTER AMENDMENT RESOLUTION 2024-02 – AMENDING THE CHARTER TO UTILIZE GENDER NEUTRAL LANGUAGE AND MODERNIZE THE CHARTER'S GENDER **EQUALITY PROVISION**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Charter Amendment Resolution 2024-02 on May 20, 2024. The title of the Resolution which constitutes a fair summary of the amendment to the City Charter, is as follows:

A Resolution Amending the Charter to Modernize the City's Gender Equality Provision to Address All Gender Identities With Respect to Registering, Voting, Holding Office, and Amending the Charter to Utilize Gender Neutral Language, and Making Other Non-Substantive Changes.

The Charter Amendment Resolution will become effective July 9, 2024, subject to the provisions of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland regarding the right of the qualified voters of the City to petition the proposed amendments to referendum on or before June 29, 2024. The Charter Amendment Resolution shall be posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781.

Additionally, to obtain Hyattsville Charter Amendment Resolution 2024-02 in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

147345

**LEGALS** 

(5-30,6-6,6-13,6-20)

#### **NOTICE TO CONTRACTORS**

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

#### ADDISON ROAD INTERSECTION IMPROVEMENTS 906-H (E)

Contract Documents.

Contract documents are only available for download at the following

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM04433 at Public Solicitations: eMaryland Marketplace Advantage (eMMA). SPEED eProcurement Platform
- http://discovery.ariba.com/profile/AN01496591158 The project can

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

Project Description:

The focus of this project is the reconstruction of the intersection of Addison Road and Walker Mill Road. The project spans from approximately 600 feet south of the intersection to around 300 feet north and extends northeast to include the intersection of Walker Mill Road and Addison Road South. This project is the first phase of many future phases that will eventually reconstruct Addison Road from Walker Mill Road to MD 214, which will help enhance multi-modal transportation access to and from Addison Road-Seat Pleasant and Largo Town Center Metro stations. This is an area with a high pedestrian count due to the presence of many commercial properties. Therefore, there is an emphasis on traffic calming measures and pedestrian safety techniques in the design of this site.

The proposed improvements consist of roadway widening, traffic signal upgrades, crosswalks/sidewalks installation, landscaping, street lighting enhancements, and environmental site design facilities. At the two intersections, the project will be providing traffic-controlled crossings. Where feasible, there will also be raised medians that offer pedestrian refuge as individuals traverse the intersection (see Figure 2). All existing traffic signals will be replaced with new equipment and all street lighting will be upgraded to enhance visibility. Where the sidewalk is adjacent to the curb, the sidewalk will be 6 feet to afford an additional measure of safety for the pedestrian. Other improvements will include a complete repaving of the roadway, new high-visibility signage, and the installation of drainage inlets and un-

4. 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 <a href="https://www.princegeorgescountymd.gov">https://www.princegeorgescountymd.gov</a>.

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

The approximate quantities for major items of work involved are as fol-

10 11 5.		
<u>QTY</u>	<u>UNIT</u>	DESCRIPTION
1	LS	CLEARING AND GRUBBING
1	LS	ENGINEER'S OFFICE
1	LS	MAINTENANCE OF TRAFFIC
2030	L5 LF	5 INCH SOLID DOUBLE YELLOW NONTOXIC
2030	LF	LEAD-FREE
3301.3	LF	5 INCH WHITE NONTOXIC L EAD-FREE
3301.3	LF	WATERBORNE PAVEMENT
660	LF	
660	LF	10 INCH SOLID WHITE NONTOXIC
1200	TE	LEAD-FREE WATERBORNE
1389	LF	24 INCH SOLID WHITE NONTOXIC
•		LEAD-FREE WATERBORNE
2030	LF	5 INCH WHITE TEMPORARY REMOVABLE
		PAVEMENT MARKING
3301.3	LF	5 INCH YELLOW TEMPORARY REMOVABLE
		PAVEMENT MARKING
660	LF	10 INCH WHITE TEMPORARY REMOVABLE
		PAVEMENT MARKING
1389	LF	24 INCH WHITE TEMPORARY REMOVABLE
		PAVEMENT MARKING
7360	LF	ERADICATE MARKINGS, ANY WIDTH
4	SF	REMOVABLE LETTERS, SYMBOLS, ARROWS,
		AND NUMBERS
40	UD	ARROW PANEL (AP)
663	SF	TEMPORARY TRAFFIC SIGNS HIGH
		PERFORMANCE WIDE ANGLE
460	LF	PRECAST TEMPORARY 32 INCH F SHAPE
		CONCRETE TRAFFIC
460	LF	REMOVE & RESET PRECAST TEMPORARY
		CONCRETE TRAFFIC
10	EA	REFLECTIVE BARRIER MARKERS
2	EA	VERTICAL PANELS
- 1	EA	TEMPORARY TYPE E TRAFFIC BARRIER END
-	221	TREATMENT FOR 40
1	EA	REMOVE AND RESET TEMPORARY TYPE E
-	221	TRAFFIC BARRIER END
1	EA	REPAIR TEMPORARY TRAFFIC BARRIER END
-	221	TREATMENT, ANY
362	EA	DRUMS FOR MAINTENANCE OF TRAFFIC
120	UD	PORTABLE VARIABLE MESSAGE SIGN (PVMS)
1	LS	CONSTRUCTION STAKEOUT
i i	LS	MOBILIZATION AND DEMOBILIZATION
*		THE STEEL THE THIRD DESIGNATION
/ m1 n:		4 ( ) 1 1 14 4 10 10 11

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 regu-

#### **LEGALS**

lation 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 Two Hundred Fifty Thousand Dollars (\$250,000.00).
- 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 20% Minority Business Enterprise and 50% County Based Small Business participation, as described in more detail in Part I, Instructions 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-
- 14. An optional virtual Pre-Bid Conference will be held on June 21, 2024, at 11:00 a.m. local prevailing time, via Teams at

https://teams.microsoft.com/1/meetup-join/19%3ameeting\_ ODY5ZTI3ZTMtMGNkYi00OWMwLTljOGMtNWEyNmRmY2I5OWY1%4 0thread.v2/0?

context=%7b%22Tid%22%3a%224146bdda-ddc1-4d2a-a1b2-a2abce39d8ef%22%7d

Or join using meeting I.D.: 252 762 110 723 password uRNRea.

By Authority of Angela D. Alsobrooks County Executive

#### **LEGALS**

(6-6,6-13,6-20)

#### **COUNTY COUNCIL HEARINGS**

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

TUESDAY, JULY 16, 2024

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

Notice is hereby given that on Tuesday, July 16, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

#### **COUNCIL BILL**

CB-027-2024 – AN ACT CONCERNING TRANSITIONAL PROVISIONS—EXTENSION OF TIME FOR ACCESS TO PRIOR SUBDIVISION 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.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <a href="https://pgccouncil.us/Speak">https://pgccouncil.us/Speak</a>. 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-

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: <a href="https://pgccouncil.us/LIVE">https://pgccouncil.us/LIVE</a>.

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

ATTEST: Donna J. Brown

147417

(6-13,6-20)

#### EARLY DEADLINES

Due to the INDEPENDENCE DAY Holiday

The Prince George's Post will have early deadlines for the July 4th edition. Deadline for all

legal

advertising will be NOON on Thursday, June 27th, 2024 at noon. No exceptions.

#### **LEGALS**

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

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

16121 JERALD ROAD LAUREL, MARYLAND 20707

By virtue of the power and authority contained in a Deed of Trust from Alfred Koroma and Matilda Koroma, dated November 30, 2006, and recorded in Liber 26970 at folio 377 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

#### JULY 2, 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

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 \$9,000.00 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 5.625% 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 to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrew, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borness that the beginning of the sale is subject to a post sale. rower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the rick of less for the property imprediately after the sale. (Matter # sume the risk of loss for the property immediately after the sale. (Matter #

#### 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

147393 (6-13,6-20,6-27)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

#### LEGALS

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

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

14330 MARLBOROUGH LANE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Bonita L Hailey, dated February 15, 2007, and recorded in Liber 27388, rerecorded in 30562 at folio 43, re-recorded at 411 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

> JULY 2, 2024 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer

cretion, for \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% 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 principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

(6-13,6-20,6-27)

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