

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS M BELL

Notice is given that Winona Morrisette-Johnson, whose address is 2107 Carl Court, Accokeek, MD 20607, was on June 14, 2024 appointed Personal Representative of the estate of Phyllis M Bell who died on January 6, 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 14th 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.

WINONA MORRISSETTE-JOHNSON
Personal Representative

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

Estate No. 133225
147494 (6-27-7-4-7-11)

Erica A. R. Redmond, Esq.
8562 Fort Smallwood Road
Pasadena, MD 21122
410-255-0373

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH BENNY MARINI

Notice is given that Marie Simeone, whose address is 2668 Ogleton Road, Annapolis, MD 21403, was on May 22, 2024 appointed Personal Representative of the estate of Joseph Benny Marini, who died on January 6, 2024 without a will.

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

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

MARIE SIMEONE
Personal Representative

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

Estate No. 133422
147496 (6-27-7-4-7-11)

**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 above estate:

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

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

147445 (6-20,6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHUOC CONG VAN

Notice is given that Thanhtruc Cong Van, whose address is 60 Dobe Point Rd, Stafford, VA 22554, was on June 13, 2024 appointed Personal Representative of the estate of Phuoc Cong Van who died on October 22, 2023 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th 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.

THANHTRUC CONG VAN
Personal Representative

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

Estate No. 133614
147495 (6-27-7-4-7-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA MORSE-SMITH

Notice is given that Kristian Smith, whose address is 5534 Karen Elaine Drive Unit 1739, New Carrollton, MD 20784, was on June 7, 2024 appointed Personal Representative of the estate of Barbara Morse-Smith, who died on January 27, 2024 without a will.

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

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

KRISTIAN 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. 133739
147502 (6-27-7-4-7-11)

**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 above estate:

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

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

147447 (6-20,6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID LLOYD DENNIS JR

Notice is given that Andrea W. Dennis, whose address is 7302 Willow Hill Drive, Capitol Heights, MD 20743, was on June 10, 2024 appointed Personal Representative of the estate of David Lloyd Dennis Jr, who died on April 25, 2024 without a will.

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

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

ANDREA W. DENNIS
Personal Representative

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

Estate No. 133536
147498 (6-27-7-4-7-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH DAVID MILLER

Notice is given that Jeffrey Miller, whose address is 30100 Shaw Court, Mechanicsville, MD 20659, was on June 10, 2024 appointed Personal Representative of the estate of Kenneth David Miller, who died on December 29, 2023 without a will.

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

JEFFREY MILLER
Personal Representative

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

Estate No. 133737
147503 (6-27-7-4-7-11)

**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 above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 19, 2024 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be 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

147438 (6-20,6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JOHNNY WESLEY GALLMON SR
AKA: JOHNNY GALLMON**

Notice is given that Dorothy Gallman, whose address is 927 Sharma Street, Capitol Heights, MD 20743, was on May 29, 2024 appointed Personal Representative of the estate of Johnny Wesley Gallmon Sr, who died on May 3, 2024 without a will.

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

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

DOROTHY GALLMAN
Personal Representative

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

Estate No. 133628
147499 (6-27-7-4-7-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUDREY W BANKS

Notice is given that Charles L. Banks, whose address is 8911 Town Center Circle, #210, Largo, MD 20774, was on June 6, 2024 appointed Personal Representative of the estate of Audrey W Banks, who died on March 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 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.

CHARLES L BANKS
Personal Representative

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

Estate No. 133440
147504 (6-27-7-4-7-11)

**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 above estate:

You are hereby notified that a petition 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 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

147439 (6-20,6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CARLENE S LASLEY

Notice is given that Hakeem Lasley, whose address is 2000 Concord Lane, District Heights, MD 20747, was on June 10, 2024 appointed Personal Representative of the estate of Carlene S Lasley, who died on March 9, 2024 without a will.

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

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

HAKEEM LASLEY
Personal Representative

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

Estate No. 133437
147500 (6-27-7-4-7-11)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH HOWARD JOHNSON

Notice is given that Renee Hart Johnson, whose address is 7239 Roanne Drive, Oxon Hill, MD 20745, was on June 18, 2024 appointed Personal Representative of the estate of Kenneth Howard Johnson, who died on May 12, 2024 without a will.

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

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

RENEE HART JOHNSON
Personal Representative

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

Estate No. 133834
147505 (6-27-7-4-7-11)

**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 above estate:

You are hereby notified that a petition has been filed by Lester W. Daniels 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 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

147440 (6-20,6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN L MATTHEWS

Notice is

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

**2608 SAINT MARYS VIEW ROAD
ACCOKEEK, MD 20607**

By authority contained in a Deed of Trust dated June 29, 2018 and recorded in Liber 41112, Folio 87, , among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$332,000.00, 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 16, 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 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

147468 (6-27,7-4,7-11)

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**2908 CITRUS LANE
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit 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 16, 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 \$20,000.00 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

147478 (6-27,7-4,7-11)

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

**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.

LEGALS

said Deed of Trust. The property is improved by a dwelling.

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

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

147391 (6-13,6-20,6-27)

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

**9300 ALLENTOWN ROAD
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated August 13, 2008 and recorded in Liber 29965, Folio 234, , among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$258,825.00, and an interest rate of 2.500%, 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 16, 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 \$23,000.00 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

147469 (6-27,7-4,7-11)

LEGALS

Town of Landover Hills FY2025 Budget Adoption

On Thursday, June 20, 2024, the Landover Hills Town Council adopted Ordinance No. 0-07-2024, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland to Adopt a Budget for the Fiscal Year 2025 and to Establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2025. The Town’s real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the Refuse Collection fee shall remain the same at \$280 per year. Also, the personal property tax rate of \$1.25 per \$100 of assessed valuation will remain the same.

Projected Revenues

Taxes	\$1,481,200	Enforcement Fees	\$410,327
Permits/Licenses	\$42,200	Misc. Revenues	\$214,625
Police Grants	\$85,412	Trash User Fees	\$142,800
Transfer from Investments	\$0		
Grants	\$1,070,470	Total Projected Revenue:	\$3,447,034

Projected Expenditures

Mayor & Council	\$47,340	Public Associations	\$4,130
Administration	\$404,937	Police Department	\$1,249,212
Annexation	\$0	Public Works	\$329,390
Professional Services	\$60,750	Elections	\$1,000
General Office	\$45,690	General Govt. Insurance	\$12,100
Municipal Building	\$59,580	Trash Collection	\$142,800
Comm. Promotions	\$18,135		
Misc. Grants	\$1,071,970	Total Projected Expenditures:	\$3,447,034

This legislation shall become effective June 30, 2024, for the fiscal year 2025 (July 1, 2024 – June 30, 2025). A copy of the legislation shall be posted in the Landover Hills Town Hall or thirty (30) days.

147514 (6-27,7-4)

Landover Hills Town Council

Adoption of Ordinance 0-08-2024

Adoption of ordinance, 0-08-2024: an emergency ordinance of the mayor and town Council of Landover Hills, amending the budget for fiscal year 2024, beginning, July 1, 2023, and ending June 30, 2024, to account for revenue, and corresponding expenses, and to increase certain expenses. The ordinance accounts for the following: addition of revenue Comcast PEG fees (\$1,961) and transfer to investments (\$257,341). A copy of ordinance 0-08-2024 is posted in the Landover Hills Town Hall, 6904 Taylor Street, Landover Hills, MD 20784. A copy of the ordinance may be obtained by calling Town Hall at 301-773-6401 or by requesting a copy via email at townhall@landoverhills.us. Ordinance 0-08-2024 becomes effective June 20, 2024.

147513 (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

**4903 CHURCH ROAD
BOWIE, MD 20720**

By authority contained in a Deed of Trust dated April 11, 2016 and recorded in Liber 38259, Folio 529, , among the Land Records of Prince George’s County, Maryland, with a maximum principal balance of \$645,000.00, and an interest rate of 3.281%, 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 16, 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 \$64,000.00 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

147470 (6-27,7-4,7-11)

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

**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 \$269,600.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

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.

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

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

147392 (6-13,6-20,6-27)

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The Prince
George’s Post at
301-627-0900**

LEGALS

REASONABLE SUMMARY OF HYATTSVILLE ORDINANCE 2024-02

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2024; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY25 for the City of Hyattsville are set as follows:

TAX TYPE	RATE
Real Property (includes land, improvements and fixtures)	sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value
Operating property of public utilities and contract carriers	one dollar and ninety-eight cents (\$1.98) on each one hundred (\$100.00) dollars of assessed value
Tangible operating personal property, including commercial inventory	one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value
University Town Center Special Tax District	

A	B	C	D	E	F	G
			(C times D)		(E times F)	
			Total G \$1,302,000 divided by total E 1,690.77			

Land Use Class	Number of Parcels	Building Square Feet (sf)/ Dwelling Unit (du)/ Parking Space (ps)	Equivalent Use Rate	Equivalent Use Factors (EUF)	Special Tax Per EUF	Special Tax Requirement
Office	5	1,044,091	0.701,000 sf	730.86	\$770.06	\$502,811.58
Retail	5	211,829	1.021,000 sf	216.07	\$770.06	\$166,384.25
Residential	136	716	1.000du	716.00	\$770.06	\$551,365.59
Parking	3	1,362	0.02ps	27.84	\$770.06	\$21,438.57
Total	148			1,690.77		\$1,302,000.00

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY25 for the City of Hyattsville was the subject of a public hearing on June 3, 2024, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 10, 2024 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville – FY2025 Budget

	General Fund	Capital Projects Fund	Special Revenue Fund	Debt Service Fund	Total All Funds
Revenue & Other Sources:					
Local Taxes:					
Real Property Taxes	\$18,525,821	0	0	\$0	\$18,525,821
Personal Property Taxes	1,025,700	0	0	0	1,025,700
Operating Property	929,250	0	0	0	929,250
Income Tax	3,209,574	0	0	0	3,209,574
Admissions and Amusement Taxes	192,000	0	0	0	192,000
Subtotal - Local Taxes	23,882,345	0	0	0	23,882,345
Other Revenue & Sources					
Licenses and Permits	844,248	0	0	0	844,248
Other Governments - Grants	1,357,169	0	816,194	0	2,173,363
Service Charges	144,050	0	0	0	144,050
Fines and Forfeitures	436,200	0	1,151,250	0	1,587,450
Miscellaneous	819,200	0	0	0	819,200
Bond/Note Proceeds	0	2,500,000	0	0	2,500,000
Lease Proceeds	0	0	0	0	0
Other Sources - Transfers In/Out	0	10,996,370	0	0	10,996,370
Sub-total	3,600,867	13,496,370	1,967,444	0	19,064,681
Total Revenue - Sources	\$27,483,212	\$13,496,370	\$1,967,444	\$0	\$42,947,026
Expenditures & Other Uses:					
Legislative	\$800,157	\$0	\$0	\$0	\$800,157
General Government	5,731,799	67,540	300,000	0	6,099,339
Police	12,638,880	4,181,130	422,775	0	17,242,785
Fire	50,000	0	0	0	50,000
Parking Compliance	0	272,700	676,951	0	949,651
Code Compliance	864,200	0	0	0	864,200
Legislative/General/ Public Safety Subtotal	20,085,036	4,521,370	1,399,726	0	26,006,132
Public Works	7,948,219	8,875,000	0	0	16,823,219
Community Services/PEG	1,022,729	100,000	368,194	0	1,490,923
Community Development	1,076,169	0	148,000	0	1,224,169
Other Financing - Transfers-In	0	0	0	1,764,541	1,764,541
Other Financing - Transfers-Out	1,764,541	0	0	0	1,764,541
Proposed COLA Cost	452,000	0	0	0	452,000
Total Expenditures-Uses	32,348,694	13,496,370	1,915,920	0	47,760,984
Excess of Revenue and Other Sources over Expenditures and Other Uses					
	(\$4,865,482)	\$0	\$51,524	\$0	(\$4,813,958)
Beginning Fund Balance	\$21,147,524				
Ending Fund Balance	\$16,282,042				

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

This Ordinance was introduced on June 3, 2024, at a public meeting and then adopted, on June 10, 2024, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2025, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2024-02 in its entirety, please contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

147485 (6-27-7-4)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2024-03 – Authorizing the Issue and Sale of General Obligation Bonds

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2024-03 – Authorizing the Issue and Sale of General Obligation Bonds on June 10, 2024. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance amending and ratifying the authorization and empowerment of the City of Hyattsville (The "City") to issue and sell from time to time, upon its full faith and credit, one or more series of general obligation bonds in an original aggregate principal amount not exceeding seventeen million five hundred thousand dollars (\$17,500,000), the proceeds of the sale thereof to be used and applied for the public purpose of financing, reimbursing or refinancing costs (as defined in this Ordinance) of the project identified herein as 3505 Hamilton Street Public Safety Building, together with related costs.

The Ordinance is effective on June 30, 2024. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2024-03-Authorizing the Issue and Sale of General Obligation Bonds in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

147484 (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

**1159 BOOKER DRIVE
CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated January 6, 2021 and recorded in Liber 44766, Folio 106, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$292,022.00, and an interest rate of 3.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 16, 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 \$27,000.00 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

147471 (6-27-7-4,7-11)

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

**6901 100TH AVENUE
LANHAM, MD 20706**

By authority contained in a Deed of Trust dated October 14, 2005 and recorded in Liber 23596, Folio 205, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$77,000.00, and an interest rate of 11.350%, 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 16, 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 \$7,600.00 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.

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

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

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

147472 (6-27-7-4,7-11)

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

**9013 PINEHURST DRIVE
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,587.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 16, 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 \$20,000.00 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.

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

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147473 (6-27-7-4,7-11)

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

**37 WATKINS PARK DRIVE, UNIT 19
UPPER MARLBORO, MD 20774**

By authority contained in a Deed of Trust dated August 8, 2007 and recorded in Liber 28434, Folio 488, modified by Loan Modification Agreement recorded on August 7, 2013, at Liber No. 35053, Folio 049, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$200,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 16, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$12,000.00 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

147475 (6-27-7-4,7-11)

*Your Newspaper of
Legal Record*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEWELL THOMAS LOCKETT

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

KIANA THOMAS
Personal Representative

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

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

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

TO ALL PERSONS INTERESTED
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 Swanson, who died on October 5, 2017 without a will.

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

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

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

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

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

GLORIA S FRAZIER
ALETHIA S GARRETT
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
147457 (6-20,6-27,7-4)

NOTICE OF SALE

OLUWASEYI STEPHEN
OGUNSUI Plaintiff

vs.
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, Maryland 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

147421 (6-13,6-20,6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOE NEELY LEWIS

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 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.

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 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 7th 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.

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

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 petition has been filed by Ana Morales for judicial probate for the appointment of a personal representative.

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

147434 (6-20,6-27)

**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 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.

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 Jr, 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 a will.

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

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

NATHANIEL DOZIER JR
Personal Representative

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

Estate No. 133683
147455 (6-20,6-27,7-4)

LEGALS

**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 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.

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

**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

**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 above estate:

You are hereby notified that a petition has been filed by Kathleen D. Borkowski for judicial probate 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 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

147435 (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:
LESLIE WEISMAN
Estate No.: 131005**

**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 representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 24, 2024 at 10:30 A.M.**

This hearing may be transferred or postponed to a subsequent time. Further information may be 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

147436 (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 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 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 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.

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)

LEGALS

**THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
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 petition has been filed by James H. Rosemond, Jr. for judicial probate of the copy of the will dated 09/22/NO YEAR and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street

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 previously scheduled, on next day that court sits], on

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

147425 (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 court sits], on

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 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

147426 (6-20,6-27,7-4)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery Inc will sell at public auction the following vehicles / vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's County Courthouse, 14735 Main Street, specifically at the entrance to the Duval Wing, Upper Marlboro MD 20772 at 04:00 P.M on 07/12/2024. Purchaser of the vehicle(s) must have it inspected as provided in Transportation Code of Maryland. The following may be inspected during normal business hours at the locations below. All parties claiming interest in the following may contact Freestate Lien & Recovery Inc, at 410-867-9079.

LOT#10222
2003 YAMAHA 20' BOAT
MD# 5794BM
HI-TECH AUTOMOTIVE
200 CHANEYVILLE RD
OWINGS

LOT#10273
2022 TOYOTA
VIN# 5TDGZRBHXS569065
JD AUTO CARE
7622 MARLBORO PIKE
FORESTVILLE

LOT#10509
2017 INFINITI
VIN# JN1CV7E19HM321021
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT#10510
2015 INFINITI
VIN# JN1BV7AP3FM341198
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT#10511
2014 INFINITI
VIN# JN1BY1ARXEM320515
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT#10512
2017 NISSAN
VIN# KNMAT2MT6HP614002
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT#10517
1990 BAYLINER 26' BOAT
MD# 7832DD
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10556
1979 HUNTER 27' BOAT
MD# 5522AE
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10587
2020 RAM
VIN# 3C63RRGL6L279100
DARCARS CHRYSLER JEEP
OF MARLOW HEIGHTS

LOT#10589
1998 SILVERTON 38.6' BOAT
USCG# 1067445
HIN# STNAB090C898
NAME ON BOAT: SEEK ABUNDANCE
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10590
1971 FAREAST 31' BOAT
MD# 2490P
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10591
1988 SEA RAY 43.5' BOAT
USCG# 970833
HIN# SERF9995H889
NAME ON BOAT: SHAKA
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10593
2007 PROLINE 29'4" BOAT
MD# 2774CD
HERRINGTON HARBOUR
NORTH
389 DEALE RD
TRACEY'S LANDING

LOT#10618
2015 AUDI
VIN# WAUCGAFR9FA036077
DENNIS RYAN SMITH
917 CLOVERFIELDS DR
STEVENSVILLE

**TERMS OF SALE: CASH
PUBLIC SALE
12% Buyer premium
The Auctioneer reserves the right to post a minimum bid.
Everything sold AS-IS**
147509 (6-27,7-4)

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

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES MADDOX**

Notice is given that Darryl Maddox, whose address is 3203 Aldridge Ct, Bowie, MD 20716, was on June 17, 2024 appointed Personal Representative of the estate of Charles Maddox who died on December 11, 2002 with a will.

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

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

DARRYL MADDOX
Personal Representative

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

Estate No. 64213

147492 (6-27,7-4,7-11)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONALD LEE STEWART**

Notice is given that Elisa M Stewart, whose address is 7165 Cross Street, Unit 204, Forestville, MD 20747, was on June 10, 2024 appointed Personal Representative of the estate of Donald Lee Stewart who died on March 27, 2024 with a will.

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

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

ELISA M STEWART
Personal Representative

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

Estate No. 133584

147493 (6-27,7-4,7-11)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NICOLAS IRVIN POOLE**

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

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

VALERIE POOLE
Personal Representative

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

Estate No. 133652

147402 (6-13,6-20,6-27)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHESTER LEE HONABLEW**

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.

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

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

SAMUEL J HONABLEW
Personal Representative

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

Estate No. 133019

147403 (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
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 Representative of the estate of Ann P Ayers who died on April 7, 2024 with a will.

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

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

**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 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.

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)



PUBLIC NOTICE

WSSC Adopts Amended Regulation Changing Ethics Office Reporting Structure

Working to reduce the perception of interference in Board of Ethics decisions, on June 18, 2024, the Washington Suburban Sanitary Commission adopted revisions to Chapters 1.15, 1.60, and 1.70 of the WSSC Code of Regulations

The revision to these chapters of the Code of Regulations shifts the Ethics Officer from administratively reporting to the General Counsel to administratively reporting to the Commissioners. The Ethics Officer remains a direct report of the Board of Ethics.

THE EFFECTIVE DATE OF THE REVISED REGULATION IS September 1, 2024

The revised regulation can be viewed at www.wsscwater.com/switch-ethics

For additional information, please contact Julianne Montes de Oca at Julianne.MontesdeOca@wsscwater.com or 301-206-8200.

147482 (6-27)



PUBLIC NOTICE

WSSC Water Adopts Connection Pipe Emergency Diagnostic and Replacement Loan Program Regulation

On June 18, 2024, the Washington Suburban Sanitary Commission (WSSC Water) approved Resolution 2024 - 2368, expanding WSSC Chapter 5.110, Connection Pipe Emergency Diagnostic and Replacement Loan Program to include sewer service line repair or replacement and diagnostic action including work related to the investigation of any malfunction of a sewer pipe, increase the maximum loan amount from \$5,000 to \$10,000, extend the program's sunset date from 2029 to 2034, and increase WSSC Water's annual programmatic budget from \$100,000 to \$200,000.

THE EFFECTIVE DATE OF THE NEW REGULATION IS AUGUST 9, 2024.

For additional information, please contact Kelly Caplan, at Kelly.Caplan@WSSCWater.com or 301-206-8194.

Copies of the regulations are posted on WSSC Water's website at www.wsscwater.com/amend-pipeer

147483 (6-27)

*The
Prince
George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260*

LEGALS

ORDER OF PUBLICATION

NICOLAS NUNEZ SOTO
vs.
GERARDO MENDEZ ROSARIO

In the Circuit Court for Prince George's County, Maryland
Case Number: C-16-FM-24-002932

ORDERED, ON THIS 6th day of June, 2024, by the Circuit Court for 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 seeking the Divorce on the Grounds of 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 2-121(a)(2) as follows:

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

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

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 DEFENDANT, GERARDO MENDEZ ROSARIO, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th 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 El Amin, Clerk

147415 (6-13,6-20,6-27)

RONALD B. GREENE
4500 Forbes Blvd., Suite 200
Lanham, MD 20706
301-577-1300

**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 with a will.

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

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

SHERRI L. BURKE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133517
147406 (6-13,6-20,6-27)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
MARY L MOORE
Estate No.: 132862

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

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

147489 (6-27,7-4)

**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 will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of 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
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133539
147401 (6-13,6-20,6-27)

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 proceeding.

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 obtained 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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VARICE FRANCIS HENRY JR

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 July 3, 2023 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 March, 2024.

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

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

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

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

DAVID L HENRY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130364
147404 (6-13,6-20,6-27)

LEGALS

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 representative or the attorney.

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

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

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

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

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

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)

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
VICITIO MARTISE JOHNSON

Notice is given that Thomas J 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

THOMAS J KOKOLIS, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127457
147458 (6-20,6-27,7-4)

Jessica McConnell Esq
7310 Ritchie Highway Suite 900
Glen Burnie, MD 21061
410-590-1900

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA CUMMINS

Notice is given that Jodi Cummins, whose address is 4630 W 37th Avenue, Unit 11, Denver, CO 80212, was on June 13, 2024 appointed personal representative of the small estate of Linda Cummins who died on August 20, 2020 with a will.

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

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

Any person 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.

JODI CUMMINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127540
147486 (6-27)

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 April 13, 2024 without a will.

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

All persons having any objection 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
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133594
147399 (6-13,6-20,6-27)

Elena Sallitto
124 South Street, Suite 1
Annapolis, MD 21401
410-268-9246

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH MASON SUMMERS
AKA RUTH M. SUMMERS

Notice is given that Martha L. Summers, whose address is 16141 Parklawn Place, Bowie, MD 20716, was on June 11, 2024 appointed Personal Representative of the estate of Ruth Mason Summers aka Ruth M. Summers who died on February 27, 2024 with a will.

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

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

MARTHA L. SUMMERS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133766
147490 (6-27,7-4,7-11)

LEGALS

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
UHL JAMES ANDERSON

Notice is given that Jeane Binney, whose address is 12304 Backus Drive, Bowie, MD 20720, was on June 17, 2024 appointed Personal Representative of the estate of Uhl James Anderson who died on March 21, 2024 with a will.

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

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

JEANE BINNEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133807
147491 (6-27,7-4,7-11)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GARY L HAWKINS SR

Notice is given that Cheri C Hawkins, whose address is 8920 Bay Ave, North Beach, MD 20714, was on June 14, 2024 appointed personal representative of the small estate of Gary L Hawkins Sr, who died on October 12, 2023 without a will.

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

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

Any person 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.

CHERI C HAWKINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133809
147487 (6-27)

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LEGALS

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 hearing:

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: <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

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 TRANSFERS 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

147465 (6-20,6-27)

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LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14101 OLD MARLBORO PIKE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Paul D. Evans aka Paul David Evans and Estate of Wanda Machel Leonard-Evans, dated August 9, 2005, and recorded in Liber 23273 at folio 155 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 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 16, 2024

AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$19,000.00 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 7.148% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 21-600561)

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

147466 (6-27,7-4,7-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

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

5734 MIDDLETON LANE
TEMPLE HILLS, MARYLAND 20748

By virtue of the power and authority contained in a Deed of Trust from Lawrence Z. Garrison, dated June 21, 2006, and recorded in Liber 28928 at folio 475 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 16, 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-601431)

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

147467 (6-27,7-4,7-11)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3203 STONESBORO ROAD
FORT WASHINGTON, MARYLAND 20744

By virtue of the power and authority contained in a Deed of Trust from Ranjit V. Edwards aka Ranjit Edwards, dated March 16, 2007, and recorded in Liber 27891 at folio 642 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 16, 2024

AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$63,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 2013-42372)

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

147477 (6-27,7-4,7-11)

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Call
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LEGALS

Robinson S. Rowe, Esq.
Rowe Weinstein & Sohn, PLLC
909 Rose Ave #640
N. Bethesda, MD 20852
301-770-4710

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARCUS BRAXTON

Notice is given that Ashley Braxton, whose address is 7804 Hanover Parkway #303, Greenbelt, MD 20770, was on June 18, 2024 appointed personal representative of the small estate of Marcus Braxton, who died on March 28, 2024 without a will.

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

All persons having any objection to the appointment 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.

ASHLEY BRAXTON
Personal Representative

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

Estate No. 133526 (6-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID YUL HAN

Notice is given that Linda Pak Han, whose address is 12606 Willow Marsh Ln, Bowie, MD 20720, was on June 11, 2024 appointed Personal Representative of the estate of David Yul Han, who died on July 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 (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of 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.

LINDA PAK HAN
Personal Representative

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

Estate No. 133761 (6-27,7-4,7-11)

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 follows:

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

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

ORDERED, THAT THE DEFENDANT, MILTON BRANCH, IS HEREBY WARNED THAT FAILURE 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 El Amin, Clerk
 147416 (6-13,6-20,6-27)

ORDER OF PUBLICATION BY POSTING
 EDILSAR RAMIREZ FUENTES, ET AL.
 vs.
 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 SPECIAL 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 further;

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 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 El Amin, Clerk
 147418 (6-13,6-20,6-27)

LEGALS

REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) for Real Estate Broker services, including marketing, recruiting, and leasing for prospective retail tenants and operators to utilize spaces located at its Towne Square Suitland Federal Center development in Suitland, Maryland

The Redevelopment Authority of Prince George's County (RDA) is soliciting a Request for Qualifications (RFQ) from individuals and firms interested in providing Real Estate Broker services, including the marketing, recruiting, and leasing for prospective retail tenants and operators located at its Towne square Suitland Federal Center development in Suitland, Maryland. Must have the capacity to perform the required services under federal, state, and local real estate laws and regulations. **Preference points will be given to Prince George's County certified, minority firms/individuals or local-based firms/individuals.**

It is the intent of the RDA to identify up to three qualified individuals or firms to perform real estate broker services on behalf of the RDA. The RDA will choose from the list as needed. The RDA may also seek proposals from this list of firms/individuals. Firms/individuals deemed qualified will execute a listing agreement for the sale of specific RDA properties and a buyer's agent agreement for the purchase of properties on behalf of the RDA

The RDA will release the RFQ 2024-02 for Real Estate Broker Services by publishing on or before July 2, 2024, on the RDA's website at:

www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations

Responses must be received, and time stamped by **August 2, 2024, at 12:00 noon at the RDA's office** at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked "RFQ No. 2024-02".

For questions, please contact

Gerald P. Konohia
 Senior Manager
 Redevelopment Authority
 9200 Basil Court, Suite 504
 Largo, Maryland 20774 g
 pkonohia@co.pg.md.us

147508 (6-27,7-4)

LEGALS

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 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.

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

147443 (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 03/10/2000 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 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

147444 (6-20,6-27)

LEGALS

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 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.

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

147442 (6-20,6-27)

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

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 above estate:
 You are hereby notified that a petition has been filed by Darrell Lee for judicial probate for the appointment of a personal representative.

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

147446 (6-20,6-27)

ORDER OF PUBLICATION
 Sonja James
 130 College Station Dr.
 Upper Marlboro, MD 20774
 Plaintiff

vs.
 Pearle W. Mack
 PO Box 4319
 South Colby WA 98384-0319

AND
 Mary A. Mack
 PO Box 4319
 South Colby WA 98384-0319
 AND
 Defendants

All persons with an interest in the properties known as Lot 19.20 10,060.0000 Sq. Ft. Cedar Haven Bk 3 Assmt \$3,700 Lib 03346 FL 231 and assessed to Mack Pearle W. & Mary A. As described in deed from Norman L. Martin and Eleanor D. Martin to Pearle W. Mack and Mary A. Mack, dated on June 22, 1966 and recorded on June 24, 1966 in Plat Book SDH 3 at folio 59

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 property described below in the State of Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

Certificate of Tax as Follows:
 Lot 19.20 10,060.0000 Sq. Ft. Cedar Haven Bk 3 Assmt \$3,700 Lib 03346 FL 231

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 expired.

It is thereupon this 17th day of June 2024, by the Circuit Court,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 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 thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
 Mahasin El Amin, Clerk
 147480 (6-20,6-27,7-4)

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: 7/8/2024.

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

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

2006 HONDA ODYSSEY MD 1DZ2044 5FNRL38706B000429

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

2016 CHEVROLET EQUINOX MD 1EY1954 2GNFLEEK9G6126357

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

2005 HYUNDAI SONATA TX 2470A45 KMHWF35H75A211878

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

2015 HONDA CIVIC MD 4FA1077 3LNHL2GC6AR646825
 1994 LEXUS LS400 MD 5CY1223 J18UF11EXR0211637
 2009 JEEP PATRIOT DC EN3095 1J4FF28B89D193508

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

2011 FORD FOCUS MD 3FP9542 1FAHP3FNXBW133566
 2013 HYUNDAI SANTA FE MD 1FF3900 5XYZUDLA8DG076069
 2006 ACURA RL VA TYR2822 JH4KB16576C009876
 2010 CADILLAC CTS VA UGP8483 1G6D55EV7A0145943
 2002 LINCOLN CONTINENTAL MD 5D56553 1LNHM97V72Y682971

147512 (6-27)

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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600727)

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, re-recorded 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 dwelling.

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600886)

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

147394 (6-13,6-20,6-27)

Proudly Serving
Prince George's County
Since 1932

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

JULY 10, 2024

- t/a Calverton Liquors, Jayshree J. Shah, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Jay, Inc., 11717 Beltsville Drive, Beltsville, 20705. - Request for a Special Sunday Sales Permit. Represented by Linda Carter, Esquire.
- t/a Brightseat Liquors, Naresh C. Bhardwaj, President, Manish Patel, Secretary/Treasurer, Class A, Beer, Wine and Liquor, GOPI VRAJ BASNA, Inc., 2600 Brightseat Road, Landover, 20785. Request for a Special Sunday Sales Permit. Represented by Robert Kim, Esquire.
- t/a Apollo Wine & Spirits, Harshadkumar Patel, Managing Member/Authorized Person, Class A, Beer, Wine and Liquor, Eastover Wine & Spirits, LLC, 4585 Telfair Blvd, Suite #300A, Camp Springs, 20746. - Request for a Special Sunday Sales Permit. Represented by Benjamin Carter, Esquire.
- t/a Andrew's Restaurant, Gwendolyn Sanders, Member-Manager, Devon Hall, Member-Manager, Class B(R), Beer, Wine and Liquor, K&W Kitchen, LLC, 6407-13 Suitland Road, Morningside, 20746. - Request for a Special Entertainment Permit. Represented by Robert Kim, Esquire.
- t/a Greenbelt Liquors, Lakshit Gained, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, P.K. Liquors, Inc., 6000 Greenbelt Road #68, Greenbelt, 20770. - Request for a Delivery Permit. Represented by Linda Carter, Esquire.
- t/a 92 Chicken Wine and Spirits, Youn Sook Kim, President, Class B+, Beer, Wine and Liquor, Youn's Corp., 10820J Rhode Island Avenue, Beltsville, 20705. Request for a Special Sunday Sales permit. Represented by Robert Kim, Esquire.
- t/a De Ranch Restaurant, Paschal Agubuzo, President, Secretary, Treasurer, Class B, Beer, Wine and Liquor, De Revolution 2000, Inc., 3511 Maryland Avenue, Cheverly, 20785. - On November 14, 2023, the Board issued a provisional Special Entertainment Permit with a duration of six (6) months to specified conditions for compliance. The Board intended to conduct a follow-up of the premises to decide on granting a permanent Special Entertainment Permit.
- Joseph A. Giovannoni, President/Treasurer (Deceased), Sherry Lynn Giovannoni, Vice President/Secretary, t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, Maryland 20735, Class BL+, Beer, Wine and Liquor, is summoned to show cause or an alleged violation of the Rules and Regulations of the Board of License Commissioners for Prince George's County. "Change in Mode of Operation" - Specifically, the establishment was having entertainment without an Entertainment Permit. "In the event a licensee decides to significantly alter the mode of operation contained in the original application approved by the Board, at the time of issuance of the license, such change must first be presented to the Board for approval. Changes in the mode of operation would include but not be limited to, entertainment, alteration of physical premises, and presentation of food, alcoholic beverages, seats and/or physical environment both inside and outside of the licensed premises." To wit: on Saturday, April 20th, 2024, at approximately 10:08 pm, Liquor Inspectors Farmer-Johnson and Kinney of the Board of License Commissioners conducted an Entertainment Inspection at the Fish Market Restaurant located at 7611 Old Branch Avenue, Clinton, Maryland 20735. Upon exiting their cars, they heard music coming from inside the establishment. They observed a security guard just inside the door checking IDs. As they entered the establishment, the music became louder, and it was obvious that the music was being amplified from a speaker. They inspected the alcoholic beverage license to check for the presence of a Special Entertainment endorsement. There was none. The license clearly stated, "NO ENTERTAINMENT PERMITTED". They immediately proceeded over to the DJ to gather photo evidence of the DJ at his station and the amplified speakers hooked to his equipment. The DJ continued to switch songs and work between two (2) separate tables on his platform. Based on the observation a violation was issued. The licensee had a previous violation dated June 02, 2023, for RR #1 Sale to a minor, fined \$1,500. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

Bowie, Maryland 20715, Class B, Beer and Wine, To wit: on February 7, 2024, the licensee was fined and ordered by the Board to attend or have an employee of the establishment attend Alcohol Awareness training, within ninety (90) days of the hearing for violation of Rule and Regulation #6. To date, proof of Alcohol Awareness Training has not been provided to the Board. Note: Even if proof of training is provided, the licensee must appear for this hearing. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Linda Carter, Esquire.

- Moises Juan Ramirez, President, Secretary, Treasurer, t/a Mexico Lindo Restaurant of Maryland, 5652 Annapolis Road, Bladensburg, Maryland 20710, Class BL(R), Beer, Wine and Liquor, to wit: on September 9, 2023, the licensee was fined and ordered by the Board to attend or have an employee of the establishment attend Alcohol Awareness training, within ninety (90) days of the hearing for violations of Rule and Regulation #9 and #32. To date, proof of Alcohol Awareness Training has not been provided to the Board. Note: Even if proof of training is provided, the licensee must appear for this hearing. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Marlon Selmon, Owner, t/a BLVCK COW, 6133 Highbridge Road, Bowie, Maryland 20720, Class B(BLX), Beer, Wine and Liquor, to wit: on February 7, 2024, the licensee was fined and ordered by the Board to attend or have an employee of the establishment attend Alcohol Awareness training, within ninety (90) days of the hearing for violation of Rule and Regulation #11. To date, proof of Alcohol Awareness Training has not been provided to the Board. Note: Even if proof of training is provided, the licensee must appear for this hearing. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Linda Carter, Esquire.
- Israt Jahan, Manager/Member, t/a 24/7 MH Grocery and Restaurant, 3210 Branch Avenue, Silver Hill, Maryland 20748, Class B, BL+, Beer, Wine and Liquor, is summoned to show cause or an alleged violation for multiple alleged violations of the Rules and Regulations of the Board of License Commissioners, for Prince George's County to include R.R. No. 4, R.R. No. 26, R.R. No. 32, R.R. No. 37, and R.R. No. 83. To wit: on Friday, May 10, 2024, at approximately 11:10 am, Chief Liquor Inspector Clark, Deputy Chief Liquor Inspectors Mendoza, and Vauss from the Board of License Commissioners (BOLC) and Inspector Stanton from DPIE conducted a Focus Inspection at 24/7 MH Grocery and Restaurant, located at 3210 Branch Avenue, Silver Hill, Maryland. Upon arrival to 24/7 MH Grocery and Restaurant, we conducted a visual observation of the outside perimeter of the establishment. We instantly noticed that the restaurant associated with the liquor store had a handwritten notice, taped on the front door, informing the community that the restaurant was now closed. Therefore, the licensee was in violation of R.R. NO. 37 - CHANGE IN MODE OF OPERATION. The Chief then asked to see the inventory and all invoices associated with all the alcohol. Mr. Maid replied, this is all the alcohol we have on site. He was unable to provide invoice records to prove the purchase, which is a direct violation of RR. NO. 26(A7)-RECORDS. We asked Mr. Maid to provide employee records to ensure he was an employee of the establishment and he replied, "I do not have any". He was then informed that he was in direct violation of R.R. NO. 4 -RECORDS OF EMPLOYEES. Since Mr. Maid was in charge of 24/7 MH Grocery & Restaurant and the only person working at the establishment. He was asked if he was Alcohol Awareness certified and he replied "no". For this reason, he was advised that he was in direct violation of R.R. NO. 83 -ALCOHOL AWARENESS. Throughout the investigation, (Mr. Maid) the individual working as an employee at 24/7 MH Grocery and Restaurant was very dismissive and would not assist with locating the owner. For these reasons he was in direct violation of R.R. NO. 32 -INSPECTIONS. The licensee has one previous violation in the past two years (May 5, 2024). The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.
- Zheng Hai Zheng, President, Secretary, Treasurer, t/a Not Just Crab, 3901 Branch Avenue, Suite 4255 A&B, Temple Hills, Maryland 20748, Class B(DD), Beer, Wine and Liquor, is

LEGALS

summoned to show cause or an alleged violation For an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit: that on or about November 23, 2021, a new application for a Class B(DD) Beer, Wine and Liquor was filed, that on or about August 23, 2022, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. Represented by Benjamin Carter, Esquire.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, July 10, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email 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 20, 2024

147507 (6-27-74)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS 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-Goodine, 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 representative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

BOBBY G HENRY Personal Representative

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

Estate No. 123728

147460 (6-20,6-27-74)

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 dates:

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

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

JOYCE TITUS BAILEY WILSON Foreign Personal Representative

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

Estate No. 133712

147459 (6-20,6-27-74)

LEGALS

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC, LLC Plaintiff

v.

CROSS CREEK PHASE VI, LLC and CECILIA A. HODGES and TIMOTHY A. LASCKO and PRINCE GEORGE'S COUNTY, MD

and

ALL UNKNOWN OWNERS OF THE PROPERTY DESCRIBED BELOW; ALL HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, EXECUTORS, ADMINISTRATORS, GRANTEEES, 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 FI 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 FI 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 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 thereafter a Final Judgment will be entered foreclosing all rights of redemption in and as to the property and vesting in Plaintiff a title in fee simple free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk 147427 (6-20,6-27-74)

LEGALS

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

NOTICE IS GIVEN that the Circuit Court of Prince William County, Virginia appointed David Thomas Willey, whose address is 12148 Caitness Circle, Bristow, VA 20136, as the Personal Representative of 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 20715.

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

PRINCE GEORGE'S COUNTY

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

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

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

DAVID THOMAS WILLEY Foreign Personal Representative

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

Estate No. 133459

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

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 9, 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 9, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Agricultural Resources Advisory Committee:

Mr. Steven E. Darcey	Reappointment Soil Conservation District member Term Expiration: 6/30/2027
Mr. Daniel A. Donohue	Reappointment Forestry member Term Expiration: 6/30/2027
William "Bill" O. Ritchie, Jr.	Reappointment Citizen member Term Expiration: 6/30/2027
Ms. Pharyn E. Smith	Reappointment Citizen member Term Expiration: 6/30/2027

Appointment of the following individuals to the Board of Social Services for Prince George's County:

Ms. Keshia L. Adams	Appointment Replacing: (vacant) William Welch Term Expiration: 6/30/2026
Ms. Stephanie SJ Cox	Reappointment Term Expiration: 6/30/2026
Dr. Shirley R. Newton-Guest	Reappointment Term Expiration: 6/30/2025
Mr. Nathaniel L. Wallace	Reappointment Term Expiration: 6/30/2027

Appointment of the following individual to the Cannabis Reinvestment and Restoration Board:

Dr. Ronald D. Garrett	Appointment Term Expiration: 5/31/2028
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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

147511 (6-27-74)

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.

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

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

2016 HINO TRUCK MD 3ER3890 5PWNJ8JV6G4S61664

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

2012 AUDI A7 VA 7835G WAUYGAFXCNO072995

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

2001 FORD F250 1FTNX21L91EB97924

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

2007 INFINITI	M35X	VA	TSN8488	JNKAY01FX7M461210
2009 GMC	YUKON	VA	UWD3675	1GKFK06289R223803
2005 AUDI	A4	MD	T1382337	WAUML44E75N008593
2001 FORD	F150	SC	2981RD	1FTRW07L51KF02949
2003 ACURA	RL	VA	UBY3674	19UUA56683A021976
2007 NISSAN	XTERRA	PA	4154130	5N1AN08U07C504727
2007 NISSAN	ALTIMA			1H4AL21E77C233552
2003 HONDA	ACCORD			1HGCM5693A128270

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

2002 FORD	E250			1FTNE24212HB81080
2005 FORD	F150	WV	DUC82253	1FTWPPW14545KE82430

147510 (6-27)

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

*Have a
Wonderful
and Safe
Weekend*