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

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

<u>147468</u> (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

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

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

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

<u>147469</u> (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

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

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

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

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

<u>147478</u> (6-27,7-4,7-11) <u>147425</u> (6-20,6-27,7-4) <u>147426</u> (6-20,6-27,7-4)

THE PRINCE GEORGE'S POST NEWSPAPER Serving Prince George's County Since 1932

Call 301-627-0900 Fax 301-627-6260

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						RATE		
Special Tax District A B 0			,	D	F	F	G	
		,	•	٥	(C times D)	Total G \$1,302,000 divided by total E 1,690.77	(E times F)	
	Number	Build Squar (s Dwe	e Feet f)/ Iling		Equivalent		. ,	

Equivalent Use Rate Special Tax Per EUF \$562,811.58 730.86 0.70/1,000 sf 211.829 1.02/1.000 sf 216.07 \$770.06 \$166,384,25 1.00/du 716.00 \$551,365.59 1,392 0.02/ps 27.84 \$770.06 \$21,438,57 \$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

	, ,		O		
		Capital	Special	Debt	
	General	Projects	Revenue	Service	Total
	Fund	Fund	Fund	Fund	All Funds
Revenue & Other Source		runa	rund	runa	Anrunus
	es:				
Local Taxes:	φ10 F2F 021	0	0	¢ο	φ10 F0F 001
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	<u>0</u>	<u>0</u>	<u>0</u>	23,882,345
Other Revenue & Source	es				
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
italbicio iti, Cat	<u> </u>	10,770,070	<u>o</u>	<u>U</u>	10,770,070
Sub-total	3,600,867	13,496,370	1,967,444	0	19,064,681
Sub total	0,000,007	10/170/070	1,507,111	<u> </u>	17,001,001
Total Revenue -					
Sources	\$27,483,212	\$13,496,370	\$1,967,444	\$0	\$42,947,026
Sources	\$27,403,212	Ψ13,470,370	ψ1,707, 111	<u>Ψ0</u>	φ42,747,020
Expenditures & Other U	ses:				
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	<u>0</u>	0	864,200
Legislative/General/					
Public Safety Subtotal	20,085,036	4,521,370	1,399,726	<u>0</u>	26,006,132
*					
Public Works	7,948,219	8,875,000	0	0	16,823,219
Community Services/PE		100,000	368,194	0	1,490,923
Community Developmen		0	148,000	0	1,224,169
Other Financing -	, -,		-,		, ,
Transfers-In	0	0	0	1,764,541	1,764,541
Other Financing -	Ö	3	· ·	-, 1,0 11	-,,
Transfers-Out	1,764,541	<u>0</u>	0	(1,764,541)	0_
Proposed COLA Cost	452,000	0	0	0	452,000
1.10pooca COLITCOM	102,000	<u> </u>	<u>u</u>	<u>U</u>	102,000
Total Expenditures-Uses	32,348,694	13 496 370	1 915 920	0	47,760,984
Tomi Experimitares-Uses	- J2,J40,094	13,496,370	1,915,920		17,700,704
Excess of Revenue and C	Other				
Sources over Expendit	ures				
and Other Uses	(\$4,865,482)	\$0	\$51,524	\$0	(\$4,813,958)
Beginning Fund					
Balance	\$21,147,524				
	Ψ 41,111, 144				
Ending Fund					

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.

\$16,282,042

Ending Fund

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

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

<u>147471</u> (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.

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

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

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

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

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.

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

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

147484 (6-27,7-4)

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 under-signed on or before the earlier of the following dates:

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

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

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

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 ear-lier of the following dates:

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

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

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

GLORIA S FRAZIER ALETHIA S GARRETT Co-Personal Representatives

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

Estate No. 133373

<u>147457</u> (6-20,6-27,7-4)

NOTICE

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

Andre Brooks 711 Castlewood Pl Largo, MD 20774

In the Circuit Court for Anne Arundel County, Maryland Case Number: C-02-CV-23-002559

Family First Life Fury, the Plaintiff has filed a complaint motion entitled: Breach of Contract in which he/she is seeking Judgment on the outstanding balance in case number C-02-CV-23-002559.

Notice is hereby issued by the Circuit Court for Anne Arundel County, Maryland that the relief in the aforementioned Breach of Contract may be granted unless cause can be shown to the

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

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

Clerk of the Circuit Court for Anne Arundel County, MD

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

147430

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

JOE NEELY LEWIS

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

Notice is given that Dawn Lewis, whose address is 15811 Easthaven Court, Bowie, MD 20716, was on June 4, 2024 appointed Personal Representative of the estate of Joe Neely Lewis who died on April 1, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of December, 2024.

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

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

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

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

DAWN LEWIS Personal Representative

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

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

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

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

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

> LUIS NATANIEL Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY 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: 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 represen-

A hearing will be held at 14735 Main Street, Room D4010, Upper Malboro, 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)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of November, 2024.

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

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

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

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

WINSLOW A. SMITH Personal Representative

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

Estate No. 132781 147450 (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
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 Repre-sentative of the estate of Nathaniel Dozier Sr AKA: Nathaniel Dozier, who died on May 28, 2024 without

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

All persons having any objection to the appointment (or to the 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

NATHANIEL DOZIER JR Personal Representative

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

Taxes

147514

Permits/Licenses

Transfer from Investments

Police Grants

Upper Marlboro, MD 20773-1729 Estate No. 133683 147455

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that Sheree Lucas, whose address is 7304 Carroll Avenue, #106, Takoma Park, MD 20912, was on May 24, 2024 appointed Personal Representative of the estate of John Mark Hamilton III, who died on April 17, 2024 without a will.

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

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

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

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

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

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

SHEREE LUCAS Personal Representative

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

Estate No. 133515

147451 (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 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 Per-sonal Representative of the estate of Harriet S Copeland, who died on December 7, 2010 without a will.

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection

bate of the decedent's will) shall file

Further information can be ob-

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

signed, on or before the earlier of the following dates: (1) Six months from the date of the

of Wills with a copy to the under-

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

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**

\$1,070,470 Total Projected Revenue: \$3,447,034 **Projected Expenditures**

\$1,481,200 Enforcement Fees

Misc. Revenues

Trash User Fees

\$42,200

\$85,412

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 Expenditur	es: \$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.

(6-27,7-4)

\$410,327

\$214,625

\$142,800

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that Dauphine B Vicks, whose address is 1435 S Main Chapel Way, Unit C322, Gambrills, MD 21054, was on June 6, 2024 appointed Personal Representative of the estate of William Roosevelt Vicks III, who died on March 27, 2024 without a will.

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

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of December, 2024. Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-

signed, on or before the earlier of the following dates: (1) Six months from the date of the

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

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

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

147452

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

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

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

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

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

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

PRINCE GEORGE'S COUNTY

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

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

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

CYNTHIA L. WILLIAMS

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

Estate No. 130721 147461 (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 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

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)

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

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

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 repre-sentative or file it with the Register

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

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

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

tained from the Register of Wills. ELISA M STEWART

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

Estate No. 133584

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

Personal Representative

WANTED: Your Ad Here!

147493

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

LEGALS

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)

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

ORDER OF PUBLICATION

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

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

AND

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

AND

All persons with an interest in the properties known as Lot 19.20 10,060.0000 Sq. Ft. Cedar Haven Blk 3 Assmt \$3,700 Lib 03346 FL 231 and assessed to Mack Pearle W. & Mary A. As described in deed from 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

Defendants

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 Blk 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

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

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:

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

147491

Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729 Estate No. 133807

Estate No. 133807 (6-27,7-4,7-11)

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 Statues 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 Duvall 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 2020 CHANEYVILLE RD OWINGS

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

LOT#10509 2017 INFINITI VIN# JN1CV7EL9HM321021 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# 3C63RRGL6LG279100 DARCARS CHRYSLER JEEI DODGE 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

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

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.

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 16, 2024

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

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

COUNCIL BILLS

10:00 A.M.

CB-039-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR COUNTY BUILDINGS for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$96,720,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of County Buildings including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-040-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR LIBRARY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$17,284,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Library Facilities including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-041-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PRINCE GEORGE'S COMMUNITY COLLEGE FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$194,380,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Community College Facilities, including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-042-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC WORKS AND TRANS-PORTATION FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$311,873,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Works and Transportation Facilities, (including roads and bridges, parking lots, and maintenance facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-043-2024 (DR-2) AN ACT CONCERNING BORROWING TO FINANCE CAPITAL PROJECTS FOR PUBLIC SAFETY FACILITIES for the purpose of authorizing Prince George's County, Maryland, to borrow money upon its full faith and credit at any time and from time to time, in an aggregate principal amount not exceeding \$40,205,000 to finance the design, construction, reconstruction, extension, acquisition, improvement, enlargement, alteration, renovation, relocation, rehabilitation, or repair of Public Safety Facilities (including Fire Department Facilities), including the acquisition and development of sites therefor, the architectural and engineering services incident thereto, and the acquisition and installation of necessary fixed permanent equipment therefor, prescribing terms and conditions upon which bonds issued pursuant to this Act shall be issued and sold and other incidental details with respect thereto; providing generally for the issuance of such bonds and providing for such borrowing to be submitted to a referendum of the legal voters of the County.

CB-050-2024 AN ACT CONCERNING AMENDMENT OF SECTION 815, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 815 of the Charter of Prince George's County to provide that during any fiscal year, no agency of County government may exceed the number of positions for that agency as approved in the operating budget without the prior approval of the Council; and generally regarding staffing level increases.

CB-051-2024 AN ACT CONCERNING AMENDMENT OF SECTION 313, CHARTER OF PRINCE GEORGE'S COUNTY for the purpose of proposing an amendment to Section 313 of the Charter of Prince George's County to provide for the repeal of the County Auditor's five-year term, with five-year term discretionary renewals, to provide that the County Auditor may be removed for cause by a two-thirds vote of the full Council, and generally regarding the County Auditor.

COUNCIL BILLS

11:00 A.M.

CB-011-2024 (DR-2) AN ACT CONCERNING PRINCE GEORGE'S COUNTY SETTLEMENT TRANSPARENCY for the purpose of promoting transparency with respect to settlement agreements for actions involving Prince George's County Government or its employees.

CB-018-2024 (DR-2) AN ACT CONCERNING FISCAL RESPONSIBILITY AND GOOD GOVERNMENT for the purpose of requiring the Director of the Office of Management and Budget to submit a statement to the Council describing the fiscal impact of each bill before Council action; specifying the contents of the fiscal impact statement; and generally amending the law governing the consideration of bills by the County Council.

CB-019-2024 (DR-3) AN ACT CONCERNING EMPLOYMENT FAIR-NESS ACT FOR RETURNING CITIZENS for the purpose of prohibiting employers in Prince George's County from inquiring into or considering certain past criminal records of prospective job applicants, subject to certain exemptions.

CB-032-2024 (DR-2) AN ACT CONCERNING LOCAL IMPACT GRANT FUNDS for the purpose of requiring the annual allocation of a certain percentage of Annual Local Gaming Revenue to youth and young adult employment readiness and financial literary transition programs or housing stability programs for senior citizens; and generally relating to local impact grant funds.

CB-033-2024 AN ACT CONCERNING THE UNDERSERVED YOUTH EMPLOYMENT ACT OF 2024 for the purpose of requiring that at least fifty percent (50%) of the positions of any youth employment program funded by the Prince George's County Government shall be reserved for youth and young adults from households making thirty percent (30%) or less of the Washington DC Area Median Income, subject to certain conditions.

CB-034-2024 AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of abolishing, reallocating and adding classes of work and adding a Fair Labor Standards Act (FLSA) category to the Classification Plan of the County.

LEGALS

CB-035-2024 AN ACT CONCERNING THE REPEAL OF THE NORTH-ERN GATEWAY BUSINESS IMPROVEMENT DISTRICT for the purpose of repealing the establishment of a business improvement district in the Northern Gateway.

<u>CB-038-202 4AN ACT CONCERNING PRINCE GEORGE'S COUNTY</u> <u>- BUSINESS IMPROVEMENT DISTRICTS</u> for the purpose of codifying the process by which districts within Prince George's County may establish a Business Improvement District.

COUNCIL BILLS

1:30 P.M

CB-015-2024 (DR-3) AN ORDINANCE CONCERNING THE ZONING ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS BILL for the purpose of reconciling certain terms, procedures, and other language of the new Zoning Ordinance, being Chapter 27, 2019 Laws of Prince George's County; revising certain procedures and regulations; and adding clarification language to further effectuate successful implementation of the County's new, modern, streamlined Zoning Ordinance.

CB-055-2024 (DR-2) AN ACT CONCERNING PERMANENT RENT STABILIZATION AND PROTECTION ACT OF 2024 for the purpose of establishing permanent protections for renters against excessive rent increases and generally stabilizing rent prices in Prince George's County, subject to certain conditions.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgcouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@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

Clerk of the Council

(7-4,7-11)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, JULY 16, 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 16, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Prince George's County Redevelopment Authority Board:

Ms. Alicia A. Doney Reappointment

Term Expiration: 7/28/2027

Ms. Michelle L. Rice Reappointment
Term Expiration: 7/28/2027

Appointment of the following individual to the Board of Ethics for Prince George's County:

Dr. Kara N. Hunt Appointment

Replacing: Cassandra Burckhalter Term Expiration: 12/1/2026

To register to speak or submit comments or written testimony please use the Council's eComment portal at: https://pgccouncil.us/Speak. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@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

147540

(7-4,7-11)

LEGALS

NOTICE OF VARIANCE REQUEST

LOCATION OF REQUEST

5928 89th AVENUE, NEW CARROLLTON, MD 20784

PURPOSE OF THE VARIANCE

A request for a deviation from Prince George's County Zoning Ordinance 27-120.01 Front Yard Of Dwelling 27-11002: No parking space, parking area, or parking surface other than a driveway no wider than its associated garage, carport, or other parking structure may be built in the front yard of a dwelling, except a townhouse or multifamily dwelling, in the area between the front street line and the sides of the dwelling.

The City of New Carrollton Variance Board of Appeals will consider this application on WEDNESDAY, JULY 10, 2024 at 6:00 P.M.

Date: WEDNESDAY, JULY 10, 2024

Time: 6:00 P.M.

Place: NEW CARROLLTON MUNICIPAL CENTER 6016 PRINCESS GARDEN PARKWAY NEW CARROLLTON, MD 20784

147543 (7-4)

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

10514 TWIN KNOLL WAY UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Don Warren and Laveeda Warren, dated October 12, 2006, and recorded in Liber 26361 at folio 430 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 23, 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 \$50,000.00 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 ne 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 # 14-609913)

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

147521 (7-4,7-11,7-18)

THE

PRINCE

GEORGE'S

POST

NEWSPAPER

CALL

301-627-0900

FAX

301-627-6260

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 Machelle 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, reinted to the load of the lo stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 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

466 (6-27,7-4,7-

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 dwalling

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. Co

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

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)

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

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

LEGALS

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

July 4, 2023

Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 (301) 883-6511

On or after July 15, 2024, Prince George's County will submit a request to the U.S. Department of Housing and Urban Development (HUD) Community Planning and Development Division. The request will be for the release of Community Development Block Grant (CDBG) Program funds under Title 1 of the Housing and Community Development Act of 1974, as amended, to undertake a project known as Housing Initiative Partnership, Inc. (HIP), PY49, Acquisition and Rehabilitation of a Single-family Townhome located at 7924 Allendale Drive in Hyattsville, Maryland. This property will be substantially rehabilitated then re-sold to a first-time homebuyer earning 80% or less of the area median income. The residence is approximately 858 square feet in size on an approximately 4,199 square foot lot. The residence was constructed in 1955. The estimated total project cost is \$449,969 and the estimated HUD funding amount is \$255,000.

The activity proposed is categorically excluded under HUD regulations at 24 CFR Part 58 from National Environmental Policy Act (NEPA) requirements. An electronic version of the environmental review record is temporarily posted on the HUD Exchange at https://www.onecpd.info/environmental-review/environmental-review-records.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments to the Prince George's County Department of Housing and Community Development by sending an e-mail to lmbotiji@co.pg.md.us. All comments received by July 12, 2024, will be considered by Prince George's County prior to submitting a request for release of funds.

CERTIFICATION

Prince George's County certifies to HUD that Ashley Johnson-Hare, in her capacity as Deputy Director of the Department of Housing and Community Development, consents to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to the environmental review process, and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows Prince George's County to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and Prince George's County's certification for a period of fifteen days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of Prince George's County; (b) Prince George's County has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) a grant recipient or other participants in the development process have committed funds, incurred costs, or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to Mr. Michael D. Rose, Director, Community Planning and Development Division, HUD at michael.d.rose@hud.gov. Potential objectors should contact HUD at that email address to verify the actual last day of the objection period.

Ashley Johnson-Hare, Deputy Director Prince George's County Department of Housing and Community Development

(6-27,7-4,7-11) 147539 (7-4)

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

MARTHA L. SUMMERS Personal Representative

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

Estate No. 133766 (6-27,7-4,7-11) 147490

based firms/individuals.

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

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

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

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

> 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

147497 (6-27,7-4,7-11)

LEGALS

REQUEST FOR QUALIFICATIONS

Request for Qualifications (RFQ) for Real Estate Broker services, in-

cluding marketing, recruiting, and leasing for prospective retail ten-

ants and operators to utilize spaces located at its Towne Square

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 per-

form 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-

It is the intent of the RDA to identify up to three qualified individ-

uals 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/in-

dividuals 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

www.princegeorgescountymd.gov/departments-offices/

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

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

redevelopment-authority/solicitations

be clearly marked "RFQ No. 2024-02".

Suitland Federal Center development in Suitland, Maryland

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 VICITTIO MARTISE JOHNSON

Notice is given that Thomas Kokolis, whose address is 110 North Washington Street, Suite #500, Rockville, MD 20850, was on June 4, 2024 appointed Personal Representative of the estate of Vicittio Martise Johnson, who died on October 30, 2022 without a will.

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

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

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

(6-20,6-27,7-4)147458



LEGALS

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Anseİl 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees,

Misael H. Alvarenga 6211 42nd Avenue Hyattsville, MD 20781

Defendant

Plaintiffs

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001320

Notice is hereby given this 25th day of June, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of July, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks be-

fore the 25th day of July, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$363,000.00. The property sold herein is known as 6211 42nd Av-

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

enue, Hyattsville, MD 20781.

147524 (7-4,7-11,7-18)

147508 (6-27,7-4)

IN THE MATTER OF: **BRIELLE FRAZIER**

> In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-22-000046

ORDER OF PUBLICATION

ORDERED, ON THIS 28th day of June, 2024, by the Circuit Court for Prince George's County MD:

That the Interested Party, **JOHN DOE**, is hereby notified that the Petitioners, have filed an Amended Petition for Guardianship of Minor naming him/her as an Interested Party and stating that the Interested Party's last known address is UN-KNOWN, and therefore it is;

may serve process to the Interested Party, JOHN DOE, in accordance with Maryland Rule 2-121(a)(2) as

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

ORDERED, said posting to be completed by the 28th day of July, 2024, and it is further;

ESTED PARTY, JOHN DOE, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 27th day of August, 2024, MAY RESULT IN THE CASE PROCEED-ING AGAINST HIM/HER BY DE-

Prince George's County, MD

147545 (7-4,7-11,7-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

whose address is 12319 Madeley Lane, Bowie, MD 20715, was on June 21, 2024 appointed Personal Representative of the estate of Miner M Slaughter-Allen, who died

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

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

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

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

GREGIE ALLEN Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729

Estate No. 133090

(7-4,7-11,7-18)<u>147531</u>



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

In The Estate Of: **EMORY LEE**

> NOTICE OF JUDICIAL PROBATE

You are hereby notified that a petition has been filed by J. Michael

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

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

JPPER MARLBORO, MD 20773-1729

(7-4,7-11)

LEGALS

Vs.

TIFFANI S COLLINS ESQ 20 South Charles Street Suite 901 Baltimore, MD 21201

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LERLEAN M MITCHELL

Notice is given that Priscilla Mitchell-Sackey, whose address is 1123 North Eutaw St, Apt 706, Baltimore, MD 21201, and Carolyn Sta-pleton, whose address is 3901 Suitland Road, Apt 1501, Suitland, MD 20746 were on March 6, 2023 appointed Co-Personal Representa-tives of the estate of Lerlean M Mitchell, who died on November 8, 2021 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the co-personal repre-sentatives 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 September, 2023

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.

PRISCILLA MITCHELL-SACKEY CAROLYN STAPLETON Co-Personal Representatives

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

Estate No. 126307

147544 (7-4,7-11,7-18)

LEGALS

Anthony Kratz Lewicky, O'Connor, Hunt & Meiser LLC 8110 Maple Lawn Blvd., Suite 160 Fulton, Maryland 20759 410-489-1996

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBIN WENDELL OLSON

Notice is given that Evan M. Olson, whose address is 17730 Cherokee Street, Broomfield, Colorado 80023, was on April 8, 2024 appointed personal representative of the small estate of Robin Wendell Olson who died on March 5, 2024 with a will.

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

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

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

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

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

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

> EVAN M. OLSON Personal Representative

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

> Estate No. 132980 (7-4)

147534

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

LEGALS Estate No.: 132220

Holloway for judicial probate for the appointment of a personal representative.

10:30 A.M. This hearing may be transferred or postponed to a subsequent time.

REGISTER OF WILLS FOR

410-462-4529

NOTICE TO UNKNOWN HEIRS

Debra G. Oliver, Esq. 801 Wayne Ave., Suite #400 Silver Spring, MD 20910 Attorney for the Plaintiff Parcel Identifier 18-2055630, And Any Unknown Owner of the Property 1207 Sue Lane, Capitol Heights, Maryland 20743, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right title and interest.

Defendants

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following prop-erty Parcel Identifier 18-2055630 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in this pro-

ORDER OF PUBLICATION

The Estate of Carl D. Mace, et al

In the Circuit Court for

Prince George's County, Maryland

Case No.: C-16-CV-24-002964

Law Office of Debra G. Oliver

Plaintiff

Defendants

Alexander Stewart

Lot 5.6, 4.0000 Sq.Ft, Gr Capitol Heights Blk 42, Lib 05424, Fl 393, 8th Election District of said County, Seat Pleasant, Tax ID 18-2055630. Address: 1207 Sue Lane, Capitol Heights, MD 20743.

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

It is therefore on this 24th day of June, 2024, by the Circuit Court for Prince George's County, Maryland, ORDERED, that notice be given by insertion of a copy of this Order

in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 27th day of August, 2024 and redeem the property with Parcel Identifier 18-2055630 and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

147522 (7-4,7-11,7-18) Helen M. Smith, Esquire Pessin Katz Law, P.A.

901 Dulaney Valley Road, Suite 500 Towson, Maryland 21204 410-339-5784

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF DORIS B. SHIELDS Notice is given that Edward Shields, whose address is 680 Verda Lane, Huntingtown, MD 20639, and Eileen Roberson, whose address is 2029 Ala Wai Boulevard, #401, Honolulu, HI 96815 were on June 25, 2024 appointed Co-Personal Representatives of the estate of Doris B. Shields, who died on April 5, 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 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 25th 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 ob-tained from the Register of Wills.

EDWARD SHIELDS EILEEN ROBERSON 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. 133891

ORDERED, that the Petitioners

ORDERED. THAT THE INTER-

MAHASIN EL AMIN Clerk of the Circuit Court for

True Copy—Test: Mahasin El Amin, Clerk

LEGALS

NOTICE TO UNKNOWN HEIRS

MINER M SLAUGHTER-ALLEN Notice is given that Gregie Allen,

on February 3, 2024 without a will.

the following dates:

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

other delivery of the notice.

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729 Upper Marlboro, Maryland 20773

To all Persons Interested in the

PRINCE GEORGE'S COUNTY CERETA A. LEE P.O. Box 1729 PHONE: (301) 952-3250

THE

PRINCE GEORGE'S POST

Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE

TODAY!

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JULY 10, 2024

- 1. 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, Es-
- 2. 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.
- 3. 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,
- 4. t/a Andrew's Restaurant, Gwendolyn Sanders, Member-Man-Devon 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.
- 5. t/a Greenbelt Liquors, Lakshit Gaind, 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.
- 6. 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, Es-
- 7. 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
- 8. Joseph A. Giovannoni, Presi-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 summonsed to show cause or an alleged violation R.R. No. 37(E) of the Rules and Regulations 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 environ-ment 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 li-
- 9. Miguel Venutra, President, Secretary, Treasurer, t/a Anthony's New York Pizza & Pasta House, 15480 Annapolis Road, Suite 220,

cense, which may include other violation(s) identified at the hear-

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,

- 10. Moises Juan Ramirez, President, Secretary, Treasurer, t/a Mexico Lindo Restaurant of Maryland, 5652 Annapolis Road, Bladensburg, Maryland 20/10, Class BL(R), Beer, Wine and Liquor, to wit: on September 9, 2023, the li-censee 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 hear-
- 11. 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.
- 12. 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 summonsed to show cause or an alleged violation for multiple al-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 Light Chief County (Chief County) and Chief cense 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 OPERA-TION. 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 Gro-cery & 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 -ALCO-HOL 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 hear-
- 13. Zheng 3. 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

summonsed 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 <u>7:00 p.m. on Wednesday,</u> 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 <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director June 20, 2024

(6-27,7-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

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 ap-pointed Personal Representative of the estate of Carol Verice Epps-Goo-dine, who died on September 8, 2020 without a will.

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the no

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

(6-20,6-27,7-4)Joyce Titus Bailey Wilson

3803 Shady Hollow Lane Memphis, TN 38116 202-680-0161

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

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

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

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S, MARYLAND

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

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

(2) Two months after the foreign personal representative mails or de-livers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the cred-itor 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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY Р.О. ВОХ 1729

Estate No. 133712 147459 (6-20,6-27,7-4)

UPPER MARLBORO, MD 20773

ORDER OF PUBLICATION

FLORIDA ON THE POTOMAC,

Plaintiff

CROSS CREEK PHASE VI, LLC

CECILIA A. HODGES and TIMOTHY A. LASCKO and PRINCE GEORGE'S COUNTY, MD

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

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

Defendants

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

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

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

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

occupied residential property.

It is thereupon this 10th day of 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 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 reentered 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 encum-

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

True Copy—Test: Mahasin El Amin, Clerk (6-20,6-27,7-4) 147427

LEGALS

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 represen-tative or the attorney.

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

The Prince George's Post Newspaper Call 301-627-0900

301-627-6260

Fax

Have

Very
Safe
Weekend

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DWIGHT ARTHUR HUNTER

Notice is given that Deloris Hunter, whose address is 12609 Darlenen Street, Upper Marlboro, MD 20774, was on April 25, 2024 appointed personal representative of the small estate of Dwight Arthur Hunter, who died on February 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 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.

DELORIS HUNTER Personal Representative

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

Estate No. 133252 147525 (7-4)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERRY LEE THOMPSON

Notice is given that Marc G. LeRoux Jr, whose address is 21 Sea Spiral Path, Palm Coast, FL 32164, was

on June 20, 2024 appointed Personal Representative of the estate of Terry

Lee Thompson, who died on February 6, 2024 without a will.

Further information can be ob-

tained by reviewing the estate file in

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

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

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

(2) Two months after the personal

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

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

MARC G. LEROUX JR

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 132621

(7-4,7-11,7-18)

CERETA A. LEE REGISTER OF WILLS FOR

147532

PRINCE GEORGE'S COUNTY

other delivery of the notice.

tative or the attorney.

December, 2024.

decedent's death; or

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LUCIOUS GREEN**

NOTICE TO UNKNOWN HEIRS

Notice is given that Fatima Green, whose address is 23111 Robin Song Drive, Clarksburg, MD 20871, was on June 20, 2024 appointed personal representative of the small estate of Lucious Green, who died on January 4, 2021 without a will.

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

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

> FATIMA GREEN Personal Representative

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

Estate No. 133829 147526 (7-4)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEAN E THOMAS

Notice is given that Edward

Thomas, whose address is 808 E

25th Street, Yuma, Arizona 85365, was on June 25, 2024 appointed Per-

sonal Representative of the estate of

Jean E Thomas, who died on April 22, 2024 without a will.

Further information can be ob-

tained by reviewing the estate file in

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

All persons having any objection

to the appointment (or to the probate of the decedent's will) shall file

their objections with the Register of Wills on or before the 25th day of

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

of Wills with a copy to the undersigned, on or before the earlier of the following dates:

(1) Six months from the date of the

(2) Two months after the personal

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

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on

or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be ob-

tained from the Register of Wills.

EDWARD THOMAS

CERETA A. LEE REGISTER OF WILLS FOR

147533

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 133890

(7-4,7-11,7-18)

other delivery of the notice.

tative or the attorney.

December, 2024.

decedent's death; or

LEGALS

LEGALS



THE PUBLIC CENSURE & FINE OF COMMISSIONER ANTHONY TILGHMAN FOR RUDE, DISRUPTIVE & ABUSIVE BEHAVIOR PURSUANT TO SECTION 2-70 OF THE CITY'S ORDINANCE

WHEREAS, the City of District Heights was incorporated in 1936; and,

WHEREAS, the current City Charter was adopted and amended by Charter Amendment Resolution 96-05, effective September 20, 1996; and,

WHEREAS, the City of District Heights is committed to maintaining the highest standards of conduct and professionalism in all aspects of governance and public service; and

WHEREAS, pursuant to the Charter the Commission may take all permissible legislative and executive actions to enhance the health, welfare, and safety of the citizens of the City of District Heights; and,

may adopt its own rules of procedure to include discipline of its own mem-WHEREAS, Section 2-70 of the City's Ordinance provides the Commission

WHEREAS, pursuant to Section 306 of the City Charter, the Commission

inappropriate or unbecoming of a Commissioner; and, WHEREAS, Section 2-69 of the City's Ordinances requires all Commission-

ers to uphold the highest standards of courtesy, decorum, conduct, and order

the authority to publicly censure a Commissioner for conduct that is deemed

during all Commission sessions and public gatherings; and, WHEREAS, on June 6, 2024, during a City Commission work session, Commissioner Anthony Tilghman engaged in rude, disruptive, and abusive behavior, failing to uphold the standards of courtesy, decorum, conduct, and

WHEREAS, such behavior is detrimental to the effective and respectful governance of the City of District Heights and undermines the integrity and decorum of the City Commission; and,

order as required by Section 2-69 of the City's Ordinances; and,

WHEREAS, Commissioner Tilghman was ruled out of order on several occasions and continued to rant and rage against the Commission and citizens, engaging in petulant behavior that was both outrageous and disruptive including instances of rudeness, disruption, and abuse towards colleagues, staff, and members of the public; and,

WHEREAS, such conduct undermines the integrity of the City Commission, erodes public trust in the governance of the City, and is contrary to the welfare of the City of District Heights and its residents; and,

WHEREAS, such behavior not only undermines the integrity and decorum of the City Commission but also constitutes a violation of Section 12-1 of the City's Ordinance, which prohibits interference with a City Official; and,

WHEREAS, such behavior undermines the dignity of the office held by Commissioner Tilghman, disrupts the effective operation of the City's governance, and erodes public trust in the City's leadership.

NOW, THEREFORE, BE IT RESOLVED, that the City Commission hereby publicly censures Commissioner Anthony Tilghman for his conduct deemed inappropriate and unbecoming of a Commissioner, which has been detrimental to the effective and respectful governance of the City of District

BE IT FURTHER RESOLVED, that Commissioner Anthony Tilghman is hereby admonished to adhere strictly to the expected standards of conduct in all future dealings, both within the City Commission and in representation of the City of District Heights at large.

BE IT FURTHER RESOLVED, by the Mayor and Commission that the Chief of Police is directed to issue a misdemeanor infraction to Commissioner Tilghman in the amount of \$500 in accordance with Section 1-8 of the City's Ordinance, as a consequence of his actions that have violated the standards of courtesy, decorum, conduct, and order required by the City's Ordinances, and for his interference with the City Commission's proceedings.

BE IT FURTHER RESOLVED, this censure does not preclude any further actions that may be deemed necessary by the City Commission to address any future conduct by Commissioner Tilghman that is found to be in violation of the City's standards of conduct.

BE IT FURTHER RESOLVED, that Commissioner Tilghman is hereby removed from being the Commission liaison with the Department of Recreation, Parks and Culture effective immediately.

BE IT FURTHER RESOLVED, that a copy of this resolution be entered into the official minutes of the City Commission with a signed copy delivered to Commissioner Tilghman, a copy be posted electronically on the City's website and in a place of public prominence by the City Clerk, and a copy be published in a newspaper of record for three (3) consecutive weeks.

BE IT FURTHER RESOLVED, that this Resolution shall take effect upon its

Heights, Maryland

APPROVED this 11th day of June, 2024 by the City Commission of District

(7-4,7-11,7-18)

LEGALS

thority of Prince George's County Abandon Vehicle Unit for violation of County Code Section 26-162: Abandoned vehicles prohibited. The owner(s) of said vehicle(s) have the right to reclaim the vehicle within

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

waives the owner(s) right of title and interest in the vehicle and is consent of sale/salvage at public auction or salvage facility.

You must reclaim these vehicles by: 7/15/2024.

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

2011	NISSAN	ROGUE	MD	8BW8757	JN8AS5MVXBW313529
1975	MERCEDES-E	BENZ 450 SL	MD	2556Z6	.10704412027564.
2001	FORD	TRIDENT E-15	0		1FDRE14W41HB55663
2010	AUDI	A5	MD	8CW2686	WAUVVAFRXAA061433
2011	BMW	335i			WBADX7C55BE580927
2005	BMW	645i	CA	CE27N94	WBAEH73465B192507
2000	PORSHE	BOXER			WP0LA2980YU625436
2001	HONDA	ACCORD			1HGCG56691A032119

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

LEGALS

2019 NISSAN SENTRA VA TNASON 3N1AB7AP5KY429357

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

2018	HONDA	CIVIC			2HGFC3A59JH754462
2007	TOYOTA	COROLLA			2T1BR32E17C776405
2011	BMW	ML350	VA	TYB6122	4JGBB2FBXBA628535
2012	TOYOTA	CAMRY	DC	H92561	4T1BD1FK2CU061502
2015	TOYOTA	CAMRY			4T1BF1FK7FU930805
2020	HYUNDAI	ELANTRA			5NPD74LF3LH529759
2018	HYUNDAI	ELANTRA			5NPD84LF4JH310366
2011	MAZDA	2			JM1DE1HZXB0119138
2010	TOYOTA	PRIUS			JTDKN3DU9A0155866
2023	HYUNDAI	KONA			KM8K6CAB0PU041851
2013	HYUNDAI	ELANTRA			KMHD35LE3DU130541
2016	LAND ROVER	RANGE RO	VER		SALWR2PF8GA659236
2016	AUDI	A6	MD	1EE3245	WAUDFAFC5GN009262
2018	MERCEDES-BENZ	Z MANHATI	AN		WD3PG2EA0J3357681
1984	MERCEDES-BENZ	Z 300D			WDBAB33A4EA038951
1983	MERCEDES-BENZ	Z 380			WDBBA45A2DB020225
1988	MERCEDES-BENZ	Z 420SEL			WDBCA35D3JA409806
2002	MERCEDES-BENZ	Z SL500	MD	1EL5253	WDBFA68F22F201920
2014	MERCEDES-BENZ	Z CLS 550			WDDLJ7DB5EA096911
2007	MERCEDES-BENZ	Z S550	MD	1FR5772	WDDNG71X17A139618
2007	MERCEDES-BENZ	Z S CLASS			WDDNG86X57A121489
2014	MERCEDES-BENZ				WDDVP9AB4EJ003352
2000	MINI	COOPER			WMWRE33474TD89152

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

2015	FORD	F-450			1FDUF4GT1FED20958		
1999	GMC	SAVANA			1GDJG31F5X1045505		
2004	JEEP	GRAND	MD	3EB2718	1J4GW48S14C188648		
		CHEROKE	E				
2005	HONDA	CIVIC	DC	HMV3001	2HGES16515H535142		
2004	FOREST RIVER	TRAILER	MD	62866TL	4X4UTS21X4W015726		
2007	HYUNDAI	SANTA FE			5NMSH13EX7H083218		
2002	HONDA	VT750			JH2RC44062M616157		
2005	YAMAHA	XVS650			JYAVM01E05A072818		
2008	HYUNDAI	ACCENT			KMHCM36C08U084664		
2007	BMW	328xi			WBAVC93537K030615		
2008	CHEVROLET	COBALT	VA	UYM8965	1G1AL58F787156291		
1992	MERCEDES-BENZ	Z BROUGHA	M MD	8969L4	1G6DW5470NR709554		
ELEGANCE							
2004	CHEVROLET	SUBURBAN	7		1GNFK16Z04J224747		
2010	CHEVROLET	IMPALA	DC	EW8317	2G1WA5EK2A1115115		
1972	FORD THI	JNDERBIRE)VA	7497AV	6Y87Z104273		
2000	MAZDA	MPV	MD	37779M6	JM3LW28G2Y0160022		
2000	BMW	328i			WBAAM5331YFR15196		
2020	BMW	528i			WBANV1C59AC444334		
2008	BMW	328xi	VA	59365G	WBAWV53568P079402		
2010	MERCEDES-BENZ	Z E350			WDDHF5GB1AA257353		
2014	MERCEDES-BENZ	Z E350	VA	TLL8281	WDDHF8JBXEA787708		
2013	VOLKSWAGEN	TIGUAN	MD	TYGURR	WVGAV3AX4DW624921		

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

2002 DODGE	CARAVAN MD	255Z13	1B4GP44332B528531
2001 FORD	ESCAPE		1FMCU04121KB61391
1995 FORD	RANGER MD	MRK080	1FTCR14U9STA60463
2000 CHRYSLER	VOYAGER MD	5BY8487	2C4FJ25B9YR670984
2011 FORD	CROWN DC	H95709	2FABP7BV0BX168530
	VICTORIA		
2010 FORD	CROWN		2FABP7BV2AX135088
	VICTORIA		
2014 CADILLAC	XTC		2G61R5S32E9143871
2000 TOYOTA	CAMRY FL	DKUY10	JT2BG22K1Y0521120

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Kelly Long Chappelle, whose address is 10302 Queen Elizabeth Drive, Upper

Marlboro, MD 20772, was on June 3,

2024 appointed personal representative of the small estate of Huey Percy Long who died on May 4, 2024 with a will.

Further information can be ob-

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

by contacting the personal represen-

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

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

(1) Six months from the date of the

(2) Thirty days after the personal representative mails or otherwise

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

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

creditor presents the claim within

thirty days from the mailing or

Any claim not served or filed

within that time, or any extension provided by law, is unenforceable thereafter.

KELLY LONG CHAPPELLE

UPPER MARLBORO, MD 20773-1729

Estate No. 133676

Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

other delivery of the notice.

of the following dates:

decedent's death; or

TO ALL PERSONS INTERESTED

IN THE ESTATE OF HUEY PERCY LONG

tative or the attorney.

of this Notice.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUDVIK ANTONIN MATYAS

Notice is given that Patricia B White, whose address is 1824 Crofton Parkway, Crofton, MD 21114, was on April 25, 2024 ap-pointed personal representative of the small estate of Ludvik Antonin Matyas who died on March 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 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 Personator of Wills within six 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

> PATRICIA B WHITE Personal Representative

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

Estate No. 133260

<u>147528</u> (7-4)

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

Proudly Serving Prince George's County Since 1932

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

14405 WOODMORE OAKS COURT BOWIE, MD 20721

By authority contained in a Deed of Trust dated May 16, 2023 and recorded in Liber 49080, Folio 332, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$222,000.00, and an interest rate of 10.060%, 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 23, 2024 AT 11:30AM

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

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

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

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

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

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

<u>147515</u> (7-4,7-11,7-18)

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

6001 ROSE BAY DRIVE DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated October 7, 2005 and recorded in Liber 23564, Folio 637, modified by Loan Modification Agreement recorded on February 27, 2017, at Liber No. 39146, Folio 290, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$208,000.00, 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 23, 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 \$18,000.00 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

<u>147516</u> (7-4,7-11,7-18)

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

16103 KENNY COURT LAUREL, MD 20707

By authority contained in a Deed of Trust dated June 28, 2017 and recorded in Liber 39810, Folio 182, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$77,000.00, and an interest rate of 7.900%, 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.]

JULY 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,100.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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

<u>147517</u> (7-4,7-11,7-18)

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

13003 BELLEVUE STREET BELTSVILLE, MD 20705

By authority contained in a Deed of Trust dated January 29, 2010 and recorded in Liber 31424, Folio 162, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$251,220.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 23, 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 \$17,000.00 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

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

9401 DANIA COURT FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that

JULY 23, 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 \$31,000.00 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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

2109 WINTERGREEN AVENUE DISTRICT HEIGHTS, MD 20747

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

JULY 23, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

<u>147518</u> (7-4,7-11,7-18) <u>147519</u> (7-4,7-11,7-18) <u>147520</u> (7-4,7-11,7-18)

THE PRINCE GEORGE'S POST NEWSPAPER Serving Prince George's County Since 1932

Call 301-627-0900 Fax 301-627-6260

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 hear-

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

Term Expiration: 6/30/2027

Mr. Daniel A. Donohue

Reappointment

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

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

These policies are in effect until otherwise changed and, any future changes $% \left(1\right) =\left(1\right) \left(1$ to them, will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared

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 I. Brown Clerk of the Council

(6-27,7-4)

LEGALS



BOWIE POLICE DEPARTMENT

FOR IMMEDIATE RELEASE

Starting July 1, 2024, the Bowie Police Department will relocate some of the city's speed Cameras as part of the Safe Speed Camera Program. The cameras on Penn Manor Lane and Kendale Lane will be moved to two locations on Excalibur Road, and the speed camera from Old Chapel will be relocated to Pointer Ridge Drive. We are providing a warning period until August 1, 2024, for the cameras on Excalibur Road, after which civil citations will be issued. For more details, please visit the City of Bowie's website: www.cityofbowie.org/speedcameras

The Safe Speed Program, a key initiative to reduce speeding and motor vehicle accidents, is crucial for ensuring the safety of pedestrians and bicyclists on roadways throughout the City of Bowie. The use of speed cameras is a significant part of this program.

The program is intended to change driving behavior rather than generate revenue for the city. Over time, as behaviors change, the number of speed camera citations is expected to decrease as drivers reduce speeds and comply with speed limits. Your safety is our priority. Below are the locations of the expected speed cameras beginning on July 1st.

Residential Camera Locations:

EB Excalibur Road (the precise location of the hundred blocks is yet to be

WB Excalibur Road (the precise location of the hundred blocks is yet to be determined)

8100 BLK NB Chestnut Ave 2400 BLK NB Mitchellville Rd 15700 Blk NB Pointer Ridge Dr

12500 Blk EB Millstream Dr 2800 Blk SB Stonybrook Dr

School Zone Camera Locations:

15200 Blk EB Annapolis Rd

15200 Blk WB Annapolis Rd 7700 Blk NB Laurel Bowie Rd 4600 Blk NB Collington Rd 4600 Blk SB Collington Rd

147389

Serving

(6-13,7-4)

Prince George's County Since 1932

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GLORIA LONG WHITE

Notice is given that Denise K. White, whose address is 6529 Ronald Rd, Capitol Heights, MD 20743-4454, was on June 20, 2024 appointed Personal Representative of the estate of Gloria Long White who died on February 14, 2024 with a will.

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

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

(1) Six months from the date of the 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.

DENISE K. WHITE Personal Representative

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

147535 (7-4,7-11,7-18)

Estate No. 133849

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY MARIE FREED

Notice is given that Jennifer L Burns, whose address is 12224 Foxhill Lane, Bowie, MD 20715, was on June 21, 2024 appointed Personal Representative of the estate of Dorothy Marie Freed who died on January 10, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of December, 2024. Any person having a claim against the decedent must present the claim

to the undersigned personal representative or file it with the Register of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the 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.

JENNIFER L BURNS Personal Representative

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

147536

Estate No. 133865

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JACQUELINE MARIE MEDLEY

Notice is given that Heather Hay, whose address is 12716 Buckhardt Court, Clinton, MD 20735, was on June 21, 2024 appointed Personal Representative of the estate of Jacqueline Marie Medley who died on May 14, 2024 with a will.

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

All persons having any objection

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of December, 2024.

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

(1) Six months from the date of the 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.

HEATHER HAY Personal Representative

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

Estate No. 133590 (7-4,7-11,7-18)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **STANLEY DOILEY**

Notice is given that Rutha Thompson, whose address is 4403 Allies Road, Morningside, MD 20746, was on June 24, 2024 appointed Personal Representative of the estate of Stanley Doiley who died on May 26, 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 24th 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 detect. 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.

RUTHA THOMPSON Personal Representative

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

Estate No. 133888 (7-4,7-11,7-18)

THE

PRINCE

 $oldsymbol{GEORGE'S}$

POST

NEWSPAPER

YOUR NEWSPAPER

 $LEGAL\ RECORD$

CALL: 301-627-0900

FAX: 301-627-6260

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 Morrissette-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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

WINONA MORRISSETTE-JOHNSON Personal Representative

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

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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

> 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)

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 repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable hereafter. 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 UPPER MARLBORO, MD 20773-1729

Estate No. 133614 <u>147495</u> (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 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

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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

ANDREA W. DENNIS Personal Representative

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

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

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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

> DOROTHY GALLMAN Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

UPPER MARLBORO, MD 20773-1729

Estate No. 133628 147499 (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 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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of December, 2024.

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

(1) Six months from the date of the 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 ereafter. 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 UPPER MARLBORO, MD 20773-1729

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN L MATTHEWS

Notice is given that Dennis Matthews, whose address is 4600 Lacy Ave, Suitland, MD 20746, was on June 12, 2024 appointed Personal Representative of the estate of John L Matthews, who died on March 26, 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 12th day of December, 2024.

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

(1) Six months from the date of the 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.

DENNIS MATTHEWS Personal Representative

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

147501

Estate No. 133598 (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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

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

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

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

> KRISTIAN SMITH Personal Representative

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

Estate No. 133739 (6-27,7-4,7-11)

147502

CERETA A. LEE

UPPER MARLBORO, MD 20773-1729

TO ALL PERSONS INTERESTED

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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 Ken-

neth 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of

the following dates: (1) Six months from the date of the dècédent's death; or

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

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

JEFFREY MILLER Personal Representative

other delivery of the notice.

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

Estate No. 133737 147503 (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

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

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

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

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

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

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

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

147504 (6-27,7-4,7-11)

Estate No. 133440

LEGALS NOTICE OF APPOINTMENT

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH HOWARD JOHNSON

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

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 with son, who died on May 12, 2024 with-

out 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 repre-sentative or file it with the Register of Wills with a copy to the undersigned, on or before the earlier of

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

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

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

tained from the Register of Wills. 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)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ERIC HOMER DEVAUGHN

Notice is given that Courtney N Bazemore, whose address is 7621 East Arbory Court, Laurel, MD 20707, was on May 31, 2024 appointed Personal Representative of the estate of ERIC HOMER DE-VAUGHN, who died on May 5, 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 under-signed, on or before the earlier of

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

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

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

tained from the Register of Wills. COURTNEY N BAZEMORE

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

UPPER MARLBORO, MD 20773-1729 Estate No. 133647 147506 (6-27,7-4,7-11)

THE PRINCE GEORGE'S POST NEWSPAPER Serving Prince George's County Since 1932

Call 301-627-0900 Fax 301-627-6260

The Prince George's Post

Your Newspaper of Legal Record

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

> Subscribe Today!

Proudly Serving Prince George's County Since 1932