NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES EDWARD PENN

Notice is given that Matthew J Penn, whose address is 5617 S Mar-Penn, whose address is 5617 S Mar-wood Blvd, Upper Marlboro, MD 20772, and Lisa Penn, whose address is 8604 Devon Hill S Drive, Fort Washington, MD 20744, were on June 21, 2024 appointed Co-Personal Representatives of the estate of James Edward Penn who died on May 25, 2024 with a will.

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

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

Any person having a claim against the decedent must present the claim to the undersigned co-personal rep-resentatives or file it with the Register of Wills with a copy to the undersigned on or before the 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 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.

MATTHEW J PENN LISA PENN 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. 133852

147565 (7-11,7-18,7-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHEAL ANTHONY WASHINGTON

Notice is given that Mary Kendall-Washington, whose address is 12801 Jervis Street, Clinton, MD 20735, was on May 2, 2024 appointed Personal Representative of the estate of Micheal Anthony Washington, who died on March 31, 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 ppointmen

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TYRONE JACOBS

Notice is given that Darien Jacobs, whose address is 14103 Town Farm Rd, Upper Marlboro, MD 20774, was on June 21, 2024 appointed Per-sonal Representative of the estate of Tyrone Jacobs, who died on Febru-ary 10, 2024 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st 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. Ćlaim forms mav be obtained from the Register of Wills.

DARIEN JACOBS Personal Representative

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

| | Estate No. 133811 |
|--------|-------------------|
| 147570 | (7-11,7-18,7-25) |

NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy John Ansell 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs Kamala Weathers 4806 Medora Drive Suitland, MD 20746 Defendant

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DEBORAH DELORES JENNINGS

Notice is given that Tosheka L Leslie, whose address is 2050 St. Pauls Ct, Prince Frederick, MD 20678, was on June 13, 2024 ap-pointed Personal Representative of the estate of Deborah Delores Jen-nings, who died on May 13, 2024 without a will.

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

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

TOSHEKA L LESLIE Personal Representative

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

Estate No. 133784 147571 (7-11,7-18,7-25)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

> BOARD OF LICENSE COMMISSIONERS

NOTICE OF **PUBLIC HEARING**

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on July 25, 2024 will be heard on September 24, 2024. Those licenses are:

Class D, Beer and Wine - 17 BW 100, 17 BW 101, 17 BW 102

Class B, BH, BLX, CI, DD, BCE, AE, B(EC), Beer,

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License

Commissioners

(Liquor Control Board)

REGULAR SESSION

JULY 23, 2024

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

TRANSFER

Alexander Rivera, President/Secretary/Treasurer for a Class B(DD), Beer, Wine and Liquor for the use of A R & R, LLC, t/a Costa del Sol Restaurant Bar & Grill, 4819-21 Annapolis Road, Bladensburg, 20710 transfer from GFA Corp., t/a Casa Dora III, 4819-21 Annapolis Road, Bladensburg, 20710, Jose Escobar, President, Dora Escobar, Secretary/Treasurer, German Escobar, Vice President

NEW - CLASS B(AE), BEER, WINE AND LIQUOR

Mfon-Obong Edet, Owner, Waraopat Ozouf, Owner, Ratana Poowasuwan, Owner, for a Class B, Beer, Wine and Liquor for the use of Siam Thai Cuisine, LLC, t/a Siam Thai Cuisine, 5501 Baltimore Avenue, Suite 104, Hyattsville, 20782.

NEW - CLASS B(BLX), BEER, WINE AND LIOUOR

Jin Gao, President/Secretary/ Treasurer, Seok Won Yi, Resident Agent, for a Class B(BLX), Beer, Wine and Liquor for the use of The Twisted Crab-Bowie Towne Mall, LLC, t/a The Twisted Crab Seafood and Bar, 15535 Emerald Way, Suite E, Bowie, 20716.

NEW – CLASS B, BEER, WINE AND LIQUOR (Distillery)

Floyd Wheeler, CEO/President, Jamel Blagmon, Director, Cedric Wilson, Director, for a Class B, Beer, Wine and Liquor (Distillery) for the use of Free State Distillery, Inc., t/a Free State Distillery, 1001 Prince George's Blvd, Suite 200, Upper Marlboro, 20774

NEW - CLASS B, BEER, WINE AND LIQUOR

Maria D. Aguilar, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Charcoal Chicken, Inc., t/a Brazas Tex-Mex Bar & Grill, 6315-6317-6319 Old Branch Avenue, Temple Hills, 20748

Kenneth Ndeh, President/CEO, for a Class B, Beer, Wine and Liquor for the use of MMB Unlimited, LLC, t/a Bistro 64, 6494 Marlboro Pike, District Heights, 20747.

Jose B. Martinez, President, for a Class B. Beer, Wine and Liquor for

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:

| 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: <u>onlinesignup@co.pg.md.us</u> or faxed to (301) 952-5178. Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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

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

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

ATTEST: Donna J. Brown Clerk of the Council

147540

Dr. Kara N. Hunt

(7-4,7-11)

LEGALS

Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to replace an existing 18-foot 11-inch public lighting structure with a new public lighting structure and associated wireless communications antennas with an overall height of 24-feet 3-inches at the right-of-way adjacent to 0 Waterfront Street, Oxon Hill, Prince George's County, MD 20745 [38.78403, -77.01686]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: McKayla Grasham, m.grasham@trileaf.com, 8600 LaSalle Road, Suite 301, Towson, MD 21286, 410-853-7128.

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Andre D Pen-der, whose address is 1305 Atlantic

Street, Wilson, NC 27893, was on

June 20, 2024 appointed Personal Representative of the estate of Glo-

ria Pender, who died on March 22,

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or

by contacting the personal represen-

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

Wills on or before the 20th 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 under-signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

thereafter. Claim forms may be ob-tained from the Register of Wills.

other delivery of the notice.

ANDRE D PENDER

PRINCE GEORGE'S COUNTY

Personal Representative

TO ALL PERSONS INTERESTED

IN THE ESTATE OF GLORIA PENDER

2024 without a will.

tative or the attorney.

December, 2024.

the following dates:

decedent's death: or

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of November, 2024

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

MARY KENDALL-WASHINGTON Personal Representative

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

Estate No. 133351

<u>147577</u> (7-11,7-18,7-25)

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

In The Estate Of: **KELECHI IJEOMA AJIEREN**

Estate No.: 132002

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 26, 2024 at** 10:30 A.M.

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

| REGISTER OF WILLS FOR |
|-------------------------------|
| PRINCE GEORGE'S COUNTY |
| Cereta A. Lee |
| P.O. Box 1729 |
| UPPER MARLBORO, MD 20773-1729 |
| Phone: (301) 952-3250 |
| |

of July, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and re-ported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of August, 2024, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 5th day of August, 2024.

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-24-001868

Notice is hereby given this 5th day

The Report of Sale states the amount of the foreclosure sale price to be \$310,250.00. The property sold herein is known as 4806 Medora Drive, Suitland, MD 20746.

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

147579 (7-11,7-18,7-25)

THE **PRINCE GEORGE'S** POST Call 301-627-0900 Fax 301-627-6260 SUBSCRIBE TODAY!

LEGALS

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

LARRY MORRIS Estate No.: 132333

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 26, 2024 at** 10:30 A.M.

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

| Register of Wills Prince George's (| | REGISTER OF WI PRINCE GEORGE | | Clerk of | the Circuit Court for eorge's County, MD |
|---|-------------|--|-------------|----------------------------|---|
| CERETA A. LEE P.O. Box 1729 Upper Marlboro, Phone: (301) 952-3 | | Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250 | | True Copy— Mahasin El J | -Test: Amin, Clerk |
| 147553 | (7-11,7-18) | 147554 | (7-11,7-18) | 147549 | (7-11,7-18,7- |

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

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

BOARD OF LICENSE COMMISSIONERS

| Attest: Terence Sheppard Director July 3, 2024 | |
|---|-------------|
| 147575 | (7-11,7-18) |

LEGALS

NOTICE OF SERVICE BY POSTING AND PUBLICATION

ASGEIR BERNARDIN ARNASON and

PHYLLIS BRAXTON ARNASON Plaintiffs

GEORGE C.C. YANG and DORAH.C. YANG, Individually, and as Trustees or their Successors in Trust, under the YANG LIVING TRUST

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-CV-24-001633

The above Plaintiffs have filed a Verified Complaint seeking Declaratory Judgement and Quiet Tile to the property located at 7105 Poneytrial Lane, Hyattsville, MD 20782.

Notice is hereby issued by the Circuit Court for Prince George's County, that the relief sought in the aforementioned Verified Complaint may be granted unless cause be shown in the aforementioned.

Any and All persons who claim any right interest, title or interest to the property are to file a response to the Plaintiffs' Verified Complaint on or before 9/3/2024. Failure to file the response within the time allowed may result in a judgment by default of the granting of the relief sought.

> MAHASIN EL AMIN or D

> > ,7-25)

the use of JC Martinez, Inc., t/a El Sitio Restaurant, 5837 Riverdale Road, Riverdale, 20737.

Blanche Mokoso, Co-Owner/CEO, Patrick Kamgang, Co-Owner/President, for a Class B, Beer, Wine and Liquor for the use of Map Grill House, Inc., t/a Map Grill House, 4503-4505 Queensbury Road, Riverdale Park, 20737.

Ghazal Fatima Amir, Managing Member/Authorized Person, for a Class B, Beer, Wine and Liquor for the use of Crab Cab, LLC, t/a Crab Cab, 9100 Alaking Court, Suite 120, Capitol Heights, 20743.

Moises Diaz, President/Secretary/Treasurer, for a Class B, Beer, Wine and Liquor for the use of Vany, Inc., t/a Los Antojitos Mexican Grill, 9123 Riggs Road, Adelphi, 20783.

NEW - CLASS C, BEER AND WINE

Linda Milligan, Administrative Officer, Thomas S. Milligan, CEO for a Class C, Beer and Wine for the use of Milligan Enterprises, Inc., t/a Gunpowder Golf Club, 14300 Old Gunpowder Road, Laurel, 20707.

NEW – CLASS C, GCC, BEER, WINE AND LIOUOR

Mulugeta Tesfakiros, Sole Managing Member, Aster Haileselassie, Member, Sentayehue A. Desta, Member for a Class C, GCC, Beer, Wine and Liquor for the use of DC Dynasty, LLC, t/a National Golf Club at Tantallon, 300 St. Andrews Drive, Fort Washington, 20744.

A virtual hearing will be held via Zoom at <u>10:00 a.m. on Tuesday, July</u> <u>23, 2024</u>. If you would like to attend, the link to the virtual hearing will be available one week prior on BOLC's website at the 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.

CERETA A. LEE REGISTER OF WILLS FOR BOARD OF LICENSE COMMISSIONERS Attest: Terence Sheppard Director June 18, 2024 147576 (7-11,7-18)

<u>147573</u>

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY EDWARD PARKS

Notice is given that Deborah M. Brown, whose address is 14409 Secretariat Drive, Bowie, MD 20721, was on June 24, 2024 appointed Per-sonal Representative of the estate of Gregory Edward Parks, who died on June 11, 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 representative or the attorney.

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

DEBORAH M. BROWN Personal Representative

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

147572

Estate No. 133876

(7-11,7-18,7-25)



Prince George's County Since 1932

Estate No. 133107

(7-11,7-18,7-25)

P.O. Box 1729 UPPER MARLBORO, MD 20773-1729



Erika R. Greene Esq Johnson Law Group 1321 Pennsylvania Avenue, SE Washington, DC 20003 202-544-1515

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JASON MITCHELL JONES**

Notice is given that Alexzander Gaither, whose address is 801 Water St., Unit B, West Sacramento, CA 95605, was on June 26, 2024 appointed Personal Representative of the estate of Jason Mitchell Jones, who died on April 5, 2024 without a

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

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

ALEXZANDER GAITHER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133911

147567

Iames K Davis 10905 Fort Washington Road Suite 201

Fort Washington, MD 20744 301-292-8357

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOROTHY ELLEN GIVENS

Notice is given that Cecil K Givens, whose address is 9725 Gras-mere Court, Fort Washington, MD 20744, was on May 30, 2024 appointed Personal Representative of the estate of Dorothy Ellen Givens, who died on December 8, 2023 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of November, 2024.

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

| CECIL K GIVENS Personal Representative |
|---|
| CERETA A I EE |

| CEREIA II. LEE | |
|-----------------|-------------------|
| REGISTER OF WIL | ls For |
| PRINCE GEORGE'S | 5 COUNTY |
| P.O. Box 1729 | |
| UPPER MARLBOR | o, MD 20773-1729 |
| | |
| | Estate No. 133199 |
| 1475(0 | |
| 147568 | (7-11,7-18,7-25) |

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF PEGGYANNE W. WHITLEY

Notice is given that Doris Mapson, whose address is 11313 Trafalgar Ct, Fort Washington, MD 20744, was on June 21, 2024 appointed personal representative of the small estate of PEGGYANNE W. WHITLEY who died on March 16, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 pub-lication 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 Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

DORIS MAPSON Personal Representative

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

147550

Estate No. 133086 (7-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERTO LEOCADIO HYLTON

Notice is given that Marisa S Hyl-ton, whose address is 3206 Alysheba Court, Mitchellville, MD 20721, was on July 2, 2024 appointed personal representative of the small estate of Roberto Leocadio Hylton, who died on May 21, 2024 without a will

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

All persons having any objection to the appointment 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.

MARISA S HYLTON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133977 147551 (7-11)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL SANCHEZ RAMIREZ

Notice is given that Ramon Sanchez, whose address is 9606 Mazzoni Avenue, Lanham, MD 20706, was on April 29, 2024 ap-pointed personal representative of he small estate of Daniel Sanchez Ramirez, who died on April 10, 2024

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

All persons having any objection to the appointment 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.

> RAMON SANCHEZ Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 133291

147552 (7-11)

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

LEGALS

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CONSTANCE B DUNNINGTON**

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street Suite 500, Rockville, MD 20850, was on Febru-ary 23, 2023 appointed Personal Representative of the estate of Constance B Dunnington, who died on June 4, 2020 without a will

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

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

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

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

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

THOMAS J. KOKOLIS Personal Representative

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

<u>147574</u>

LEGALS

UPPER MARLBORO, MD 20773-1729 Estate No. 122412

(7-11,7-18,7-25)

LEGALS

(7-11,7-18,7-25)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DORIS M. BEAN

Notice is given that Edward C. Bean Jr., whose address is 47 Palmetto Cove Ct, Bluffton, SC 29910, was on May 21, 2024 appointed Per-sonal Representative of the estate of Doris M. Bean who died on March 18, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY GERTRUDE HENDERSON

Notice is given that Charvaise But-ler, whose address is 5405 Riba Ct, Capitol Heights, MD 20743, was on May 29, 2024 appointed Personal Representative of the estate of Mary Gertrude Henderson who died on une 21, 2023 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **BOBBY JEAN BYNUM**

Notice is given that Daisy Bynum, whose address is 4174 Suitland Rd, Apt.#201, Suitland, MD 20746, was on June 27, 2024 appointed Personal Representative of the estate of Bobby Jean Bynum who died on February 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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES MONROE TRENT

Notice is given that Pierre L Trent, whose address is 5610 Whitfield Chapel Road, Apt 103, Lanham, MD 20706, was on June 18, 2024 ap-pointed Personal Representative of the estate of James Monroe Trent who died on May 21, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF WESLEY J JAPAL

Notice is given that Otway B Hill, whose address is 1117 Blackburn Road, Apex, NC 27502, was on June 24, 2024 appointed Personal Representative of the estate of Wesley J Japal who died on April 23, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WENDY B. OSBORNE

Notice is given that Susan A. Osborne, whose address is 3209 SE Alder St., Portland, OR 97214, was on June 27, 2024 appointed Personal Representative of the estate of Wendy B. Osborne who died on May 5, 2024 with a will.

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

without a will.

| the office of the Register of Wills or by contacting the personal represen- tative or the attorney. | the office of the Register of Wills or by contacting the personal represen- tative or the attorney. | by contacting the personal represen- tative or the attorney. | by contacting the personal represen- tative or the attorney. | by contacting the personal represen- tative or the attorney. | by contacting the personal represen- tative or the attorney. |
|---|---|---|---|---|---|
| All persons having any objection | All persons having any objection | All persons having any objection | All persons having any objection | All persons having any objection | All persons having any objection |
| to the appointment (or to the pro- | to the appointment (or to the pro- | to the appointment (or to the pro- | to the appointment (or to the pro- | to the appointment (or to the pro- | to the appointment (or to the pro- |
| bate of the decedent's will) shall file | bate of the decedent's will) shall file | bate of the decedent's will) shall file | bate of the decedent's will) shall file | bate of the decedent's will) shall file | bate of the decedent's will) shall file |
| their objections with the Register of | their objections with the Register of | their objections with the Register of | their objections with the Register of | their objections with the Register of | their objections with the Register of |
| Wills on or before the 21st day of | Wills on or before the 29th day of | Wills on or before the 27th day of | Wills on or before the 18th day of | Wills on or before the 24th day of | Wills on or before the 27th day of |
| November, 2024. | November, 2024. | December, 2024. | December, 2024. | December, 2024. | December, 2024. |
| Any person having a claim against | Any person having a claim against | Any person having a claim against | Any person having a claim against | Any person having a claim against | Any person having a claim against |
| the decedent must present the claim | the decedent must present the claim | the decedent must present the claim | the decedent must present the claim | the decedent must present the claim | the decedent must present the claim |
| to the undersigned personal repre- | to the undersigned personal repre- | to the undersigned personal repre- | to the undersigned personal repre- | to the undersigned personal repre- | to the undersigned personal repre- |
| sentative or file it with the Register | sentative or file it with the Register | sentative or file it with the Register | sentative or file it with the Register | sentative or file it with the Register | sentative or file it with the Register |
| of Wills with a copy to the under- | of Wills with a copy to the under- | of Wills with a copy to the under- | of Wills with a copy to the under- | of Wills with a copy to the under- | of Wills with a copy to the under- |
| signed on or before the earlier of the | signed on or before the earlier of the | signed on or before the earlier of the | signed on or before the earlier of the | signed on or before the earlier of the | signed on or before the earlier of the |
| following dates: | following dates: | following dates: | following dates: | following dates: | following dates: |
| (1) Six months from the date of the decedent's death; or | (1) Six months from the date of the decedent's death; or | (1) Six months from the date of the decedent's death; or | (1) Six months from the date of the decedent's death; or | (1) Six months from the date of the decedent's death; or | (1) Six months from the date of the decedent's death; or |
| (2) Two months after the personal | (2) Two months after the personal | (2) Two months after the personal | (2) Two months after the personal | (2) Two months after the personal | (2) Two months after the personal |
| representative mails or otherwise | representative mails or otherwise | representative mails or otherwise | representative mails or otherwise | representative mails or otherwise | representative mails or otherwise |
| delivers to the creditor a copy of this | delivers to the creditor a copy of this | delivers to the creditor a copy of this | delivers to the creditor a copy of this | delivers to the creditor a copy of this | delivers to the creditor a copy of this |
| published notice or other written | published notice or other written | published notice or other written | published notice or other written | published notice or other written | published notice or other written |
| notice, notifying the creditor that | notice, notifying the creditor that | notice, notifying the creditor that | notice, notifying the creditor that | notice, notifying the creditor that | notice, notifying the creditor that |
| the claim will be barred unless the | the claim will be barred unless the | the claim will be barred unless the | the claim will be barred unless the | the claim will be barred unless the | the claim will be barred unless the |
| creditor presents the claims within | creditor presents the claims within | creditor presents the claims within | creditor presents the claims within | creditor presents the claims within | creditor presents the claims within |
| two months from the mailing or | two months from the mailing or | two months from the mailing or | two months from the mailing or | two months from the mailing or | two months from the mailing or |
| other delivery of the notice. | other delivery of the notice. | other delivery of the notice. | other delivery of the notice. | other delivery of the notice. | other delivery of the notice. |
| A claim not presented or filed on | A claim not presented or filed on | A claim not presented or filed on | A claim not presented or filed on | A claim not presented or filed on | A claim not presented or filed on |
| or before that date, or any extension | or before that date, or any extension | or before that date, or any extension | or before that date, or any extension | or before that date, or any extension | or before that date, or any extension |
| provided by law, is unenforceable | provided by law, is unenforceable | provided by law, is unenforceable | provided by law, is unenforceable | provided by law, is unenforceable | provided by law, is unenforceable |
| thereafter. Claim forms may be ob- | thereafter. Claim forms may be ob- | thereafter. Claim forms may be ob- | thereafter. Claim forms may be ob- | thereafter. Claim forms may be ob- | thereafter. Claim forms may be ob- |
| tained from the Register of Wills. | tained from the Register of Wills. | tained from the Register of Wills. | tained from the Register of Wills. | tained from the Register of Wills. | tained from the Register of Wills. |
| EDWARD C. BEAN JR. | CHARVAISE BUTLER | DAISY BYNUM | PIERRE L TRENT | OTWAY B. HILL | SUSAN A. OSBORNE |
| Personal Representative | Personal Representative | Personal Representative | Personal Representative | Personal Representative | Personal Representative |
| CERETA A. LEE | Cereta A. Lee | Cereta A. Lee | Cereta A. Lee | Cereta A. Lee | Cereta A. Lee |
| REGISTER OF WILLS FOR | Register Of Wills For | Register Of Wills For | Register Of Wills For | Register Of Wills For | Register Of Wills For |
| PRINCE GEORGE'S COUNTY | Prince George's County | Prince George's County | Prince George's County | Prince George's County | Prince George's County |
| P.O. BOX 1729 | P.O. Box 1729 | P.O. Box 1729 | P.O. Box 1729 | P.O. Box 1729 | P.O. Box 1729 |
| UPPER MARLBORO, MD 20773-1729 | Upper Marlboro, MD 20773-1729 | Upper Marlboro, MD 20773-1729 | Upper Marlboro, MD 20773-1729 | Upper Marlboro, MD 20773-1729 | Upper Marlboro, MD 20773-1729 |
| Estate No. 133257 | Estate No. 129987 | Estate No. 133165 | Estate No. 133835 | Estate No. 133830 | Estate No. 133719 |
| | 147559 (7-11.7-18.7-25) | 147561 (7-11,7-18,7-25) | 147562 (7-11,7-18,7-25) | 147563 (7-11,7-18,7-25) | 147564 (7-11,7-18,7-25) |

THE PRINCE GEORGE'S POST NEWSPAPER

Serving Prince George's County

Since 1932

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

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 20272 (for the Other Court of Court of Court of Courts of 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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$64,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the pur-chase 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 settle-ment 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 with-out 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 interes

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

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

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

147471

147470

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 to the second se

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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emer-gency, sale shall occur at time previously scheduled on next day that gency, sale shall occur at time previously scheduled, on next day that court sits], on

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 settle-ment 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 with-out 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 pur-chaser. Purchaser shall be responsible for obtaining physical possession of the property of the property.

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

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

> > Tidewater Auctions, LLC (410) 825-2900

www.tidewaterauctions.com

COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD, SUITE 301

LEGALS

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

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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emer-rement cale shall eccur at time providently acheduled on provident that gency, 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 condiwith 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 pur-chase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not other-wise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical posse 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>147473</u>

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

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

COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090

LEGALS

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

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 condiwith 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 pur-chase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not other-wise divested by ratification of the sale are payable by purchaser with-out 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

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

JULY 16, 2024 AT 11:30AM

ALL THAT FEE SIMPLE property more fully described in the afore-said 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 other-wise divested by ratification of the sale are payable by purchaser with-out 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 Trus | tees |

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

<u>147469</u>

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

147475

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

Your Newspaper of Legal Record

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 Febru-ary 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 represen-tative or the attorney.

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

MARC G. LEROUX JR Personal Representative

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

Estate No. 132621

147532 (7-4,7-11,7-18)

LEGALS

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 Lanuary 6, 2024 without a will January 6, 2024 without a will.

Further information can be

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

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

EDWARD THOMAS Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 E-L-L- NI- 122000

| | Estate No. 133890 |
|--------|-------------------|
| 147533 | (7-4,7-11,7-18) |

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

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

Further information can be ob-

tained by reviewing the estate file in

TO ALL PERSONS INTERESTED

UHL JAMES ANDERSON

IN THE ESTATE OF

21, 2024 with a will.

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 Feb-ruary 14, 2024 with a will.

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

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 20th 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.

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 Estate No. 133849 (7-4,7-11,7-18) 147535

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

JOHN WILLARD HARGETT, III Notice is given that Allison Soussi-

Tanani, whose address is 2201 Drury Rd, Silver Spring, MD 20906, was on May 30, 2024 appointed Personal Representative of the estate of John Willard Hargett, III who died on April 11, 2024 with a will.

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

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 represen-tative or the attorney.

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

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 Estate No. 133865 147536 (7-4,7-11,7-18)

Diane K. Kuwamura, Esquire Kuwamura Law Group, P.A. 11140 Rockville Pike, Suite 500 Rockville, Maryland 20852 301-587-2241

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CAROLE ELIZABETH BALDWIN

Notice is given that Jill Corey Padres, whose address is 631 Cityview Ridge Drive, Henderson, Nevada 89012, was on May 24, 2024 appointed Personal Representative the estate of Carole Elizabeth Baldwin who died on March 21, 2024 with a will.

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

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 represen-tative or the attorney.

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

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) 147537

> Monalie E Bledsoe 11304 Estona Drive Silver Spring, MD 20902 301-949-2053

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DESIREE ANNA CHARLES DONALDSON

Notice is given that Alanzo Don-aldson, whose address is 2520 Amherst Road, Hyattsville, MD 20783, was on June 25, 2024 appointed Personal Representative of the estate of Desiree Anna Charles Donaldson who died on December 20, 2023 with a will.

Further information can be

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

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

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

RUTHA THOMPSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133888 147538 (7-4,7-11,7-18)

> Alexander Noble, Esq. 5335 Wisconsin Avenue NW, Suite 400 Washington, DC 20015 202-362-1504

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF FRANCIS JAMES CUDMORE

Notice is given that John Cudmore, whose address is 6319 Foster Street, District Heights, MD 20747, was on June 26, 2024 appointed Personal Representative of the estate of Francis James Cudmore, who died on June 8, 2016 without a will.

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

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

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

<u>147496</u>

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 17th 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: following dates:

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

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

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

JEANE BINNEY Personal Representative

147491

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

Estate No. 133807

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

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 30th day of November, 2024.

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

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

ALLISON SOUSSI-TANANI Personal Representative

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

Estate No. 133449 147556 (7-11,7-18,7-25) 147557

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

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

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

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

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

JILL COREY PADRES Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133233

(7-11,7-18,7-25) 147560

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

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

ALANZO DONALDSON Personal Representative

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

> Estate No. 132164 (7-11,7-18,7-25)

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

Further information can be ob-

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

JOHN CUDMORE Personal Representative

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

147566

Estate No. 133923 (7-11,7-18,7-25)

THE PRINCE GEORGE'S POST NEWSPAPER Serving Prince George's County *Since* 1932 Call 301-627-0900 Fax 301-627-6260

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PHYLLIS M BELL

Notice is given that Winona 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 pro-bate 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 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.

WINONA MORRISSETTE-JOHNSON Personal Representative

| Cereta A. Lee | (|
|-------------------------------|---|
| REGISTER OF WILLS FOR |] |
| PRINCE GEORGE'S COUNTY |] |
| P.O. Box 1729 |] |
| UPPER MARLBORO, MD 20773-1729 | 1 |
| Estate No. 133225 | |
| 147494 (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 pro-bate 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 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.

THANHTRUC CONG VAN Personal Representative

| Cereta A. Lee |
|-------------------------------|
| REGISTER OF WILLS FOR |
| Prince George's County |
| P.O. Box 1729 |
| UPPER MARLBORO, MD 20773-1729 |
| Estate No. 133614 |
| 147495 (6-27,7-4,7-11) |

NOTICE OF APPOINTMENT

LEGALS

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 ap-pointed Personal Representative of the estate of David Lloyd Dennis Jr, who died on April 25, 2024 without a will a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 obtained from the Register of Wills.

> ANDREA W. DENNIS Personal Representative

| CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 |
|--|
| Estate No. 133536 |

147498

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 ob-

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

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

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

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

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

DOROTHY GALLMAN Personal Representative

| Cereta A. Lee |
|-------------------------------|
| REGISTER OF WILLS FOR |
| PRINCE GEORGE'S COUNTY |
| P.O. Box 1729 |
| UPPER MARLBORO, MD 20773-1729 |
| Estate No. 13362 |

628 147499 (6-27,7-4,7-11)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Charles L Banks, whose address is 8911 Town Center Circle, #210, Largo, MD 20774, was on June 6, 2024 appointed Personal Representative of the estate of Audrey W Banks, who died on March 1, 2024 without a will.

| 2008 | BMW | 328xi | VA | 59365G | WBAWV53568P079402 |
|------|--------------|--------|----|---------|-------------------|
| 2015 | FREIGHTLINER | M2 | MD | 2FL4862 | 1FVACWDT4FHGN4679 |
| 2014 | HYUNDAI | SONATA | | | 5NPEB4AC7EH817833 |

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

2012 AUDI A7 2000 CHEVROLET 2008 NISSAN ALTIMA 2005 CHEVROLET 2008 CHEVROLET IMPALA 2006 CHEVROLET TAHOE

WAUYGAFCXCN072995 7835G VA EXPRESS MD ADG42K 1GBFG15R9Y1191656 1N4BL24E78C278685 SILVERADO MD 16R842 1GCHK23265F876694 VA 32247IU 2G1WS553389216214 VA TWT6173 1GNEC13Z26R129401

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

| | TOYOTA MERCEDES- BENZ | CAMRY 300d | | | 4T1BF1FK9CU136643 WDBAB33A4EA038951 |
|--------------|---|---|----|------------------------------|--|
| 2014 | MERCEDES- BENZ | 500 | MD | 05321CL | WDDVP9AB4EJ003352 |
| 1980 1997 | CHEVROLET PORSHE HONDA HONDA JEEP | COBALT 928 ACCORD ACCORD WRANGLER | MD | UYM8965 8BLL30 4EX5162 | 1G1AL58F787156291 92A0810704 1HGCD5538VA126725 1HGCF8549XA106992 1J4FY19S8WP702588 |

METROPOLITAN TOWING INC 8005 OLD BRANCH AVE

CLINTON, MD 20735 301-568-4400

| 2007 | INFINITI | M35X | VA | TSN8488 | JNKAY01FX7M461210 |
|------|------------|-----------|----|----------|-------------------|
| 2001 | MERCEDES- | S430 | VA | TXW5624 | WDBNG70J31A159074 |
| | BENZ | | | | |
| 2014 | DODGE GRAN | ND CARAVA | N | | 2C4RDGBG3ER292058 |
| 1998 | FORD | RANGER | | | 1FTYR14U6WTA34074 |
| 2012 | FORD | FIESTA | | | 3FADP4BJ7CM182619 |
| 2005 | CHRYSLER | TOWN & | VA | TRY33943 | 1C4CP45R05B239424 |
| | | COUNTRY | | | |
| 1987 | BUICK | CENTURY | | | 1G4AL51WXHT441586 |
| 2006 | VOLVO | S60 | | | YV1RS547262551253 |
| 2006 | HUMMER | H3 | | | 5GTDN136268263876 |
| 2014 | MERCEDES- | E-CLASS | VA | TKN8361 | WDDHF8JB2EB029582 |
| | BENZ | | | | |
| 2004 | CHEVROLET | 2500 | MD | 8DX7595 | 1GCHK29U74E128355 |
| | | (SILVERAD | O) | | |
| 2007 | HONDA | ODYSSEY | | | 5FNRL38717B420184 |
| 2012 | DODGE | RAM | | | 3C7WDKAL7CG294132 |
| 2001 | TRAILER | TRAILER | | | VA-352978-TP |
| | NISSAN | ALTIMA | | | 1N4AL11D76N379647 |
| | | JETTA | MD | 6CJ7580 | 3VWRK69M04M021408 |
| 2011 | CARRY-ON | TRAILER | MD | 86370TL | 4YMCL0815BV014710 |
| 2011 | MERCEDES- | S550 | VA | TRR1529 | WDDNG8GB7BA416606 |
| | BENZ | | | | |
| | BMW | 650i | | | WBAEB53588CX62665 |
| | TOYOTA | COROLLA | | 2EX1226 | 2T1BURHE9FC362876 |
| 2011 | CHEVROLET | TRAVERSE | | TPX3590 | 1GNKVGED7BJ221128 |
| 2005 | FORD | E250 | VA | TSN2796 | 1FTNE24L75HA16454 |
| 2005 | NISSAN | ALTIMA | _ | | 1N4BL11D05C290999 |
| 1989 | MERCEDES- | 300E | DC | CT8460 | WDBEA30D7KB065411 |
| | BENZ | | | | |
| 1996 | MERCEDES- | S600 | MD | 513Z15 | WDBGA76E4TA312357 |
| | BENZ | | | | |
| 2010 | DODGE GRAN | D CARAVA | N | | 2D4RN4DE8AR396890 |
| | | | | | |

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

| 2001 INTERNATIONAL 9200i 2002 LINCOLN CONTINENTAL MD 1989 CHEVROLET CHEVY DC VAN G-SERIES | 00200000 | |
|--|----------|--------|
| 147586 | | (7-11) |

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD LEE STEWART

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

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

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 represen-tative or the attorney.

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH DAVID MILLER

Notice is given that Jeffrey Miller, whose address is 30100 Shaw Court, Mechanicsville, MD 20659, was on June 10, 2024 appointed Personal Representative of the estate of Kenneth David Miller, who died on De-cember 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 represen-tative or the attorney.

All persons having any objection

to the appointment (or to the pro-

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

Wills on or before the 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

(2) Two months after the personal

epresentative 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 mav be ob-

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 133737

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

JEFFREY MILLER

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

147503

(7-11)

decedent's death; or

AUDREY W BANKS

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

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

ELISA M STEWART Personal Representative

| CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729 | (]]]] |
|--|-----------------------|
| Estate No. 133584 | |
| 147493 (6-27,7-4,7-11) | - |

LEGALS

HUMAN RIGHTS COMMISSION

NOTICE OF PUBLIC HEARING

Pursuant to Section 2-204 of the Prince George's County Code, 1991, as amended, and the Human Rights Commission's Rules of Procedure, the Commission will be holding a Public Hearing on the revised Human Rights Commission Rules of Procedure.

DATE: August 26, 2024

TIME: 5:30 p.m.

PLACE: The Public Hearing will take place at the start of the Human Right's Commission's regularly scheduled virtual meeting on August 26, 2024. The Zoom link is: https://mypgc.zoom.us/j/89815056304

Meeting ID: 898 1505 6304 Passcode: 565489

Members of the public may speak on the topic for no more than two minutes or may submit a written response to the Commission. Please contact the Clerk no fewer than five days in advance of the meeting at khanington@co.pg.md.us or 240-695-7215 to sign up to speak, to submit your written response, or with any language access or accommodation requests

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

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133739 147502 (6-27,7-4,7-11)

PRINCE GEORGE'S COUNTY GOVERNMENT

Please contact the Revenue Authority of Prince George's Cor 685-5358.

5110 BUCHANAN ST EDMONSTON, MD 20781 301-864-0323

| 2016 HINO 2009 NISSAN 2001 MERCEDES- | TRUCK VERSA E320 | MD MD | 3ER3890 2FA2990 | 5PVNJ8JV6G4S61664 3N1BC13E09L499091 WDBJF65J11B305826 | | | |
|--|------------------------|----------|--------------------|---|--|--|--|
| BENZ 2010 BMW 2018 TOYOTA | 328i C-HR | VA | TXW3921 | WBAWC3C54AP471178 NMTKHMBX3JR048205 | | | |
| CHARLEY'S CRANE SERVICE 8913 OLD ARDMORE RD | | | | | | | |

3 OLD ARDMORE RD LANDOVER, MD 207850 301-773-7670

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

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

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

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

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

CHARLES L BANKS Personal Representative

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

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

LEGALS

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

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

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

You must reclaim these vehicles by: 7/18/2024.

ALLEYCAT TOWING & RECOVERY

| ounty at: 301- | 2005 | NISSAN | ALIIMA | DC | GE0373 | IN4A |
|----------------|------|--------|--------|--|---------|------|
| , | | | CLINT | TOWING ANCH AVE AD 20735 4400 | | |
| | 2004 | VOLVO | XC70 | MD | 5DP5194 | YV15 |

2007 MINI

2008 FORD

2016 FORD

| 2004 | VOLVO | XC70 | MD | 5DP5194 | YV1SZ59H041131380 |
|------|----------|-------|----|---------|-------------------|
| 2006 | INFINITI | GB5 | VA | TUM8688 | JNKCV51F76M603767 |
| 2009 | LEXUX | RX | VA | TTJ1680 | 2T2HK31U49C127848 |
| 2009 | NISSAN | ROGUE | | | N8AS58V09W174287 |

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

2002 LINCOLN CONTINENTAL MD 5DS6553 1LNHM97V72Y682971

(7-11)

Serving Prince George's County Since 1932

LEGALS

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

The owner(s) of said vehicle(s) have the right to reclaim the vehicle within twenty-one (21) days after the date of notice upon payment of all parking violations and tow/storage charges. The owner(s) have the right to contest the validity of the towing and storage of said vehicle(s) have the light to contest 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: 7/19/2024.

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

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

COOPER MD 8DB9349 WMWMF73507TL89647

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

2016 FREIGHTLINER CASCADIAMD 0255F3 3AKJGLDR5GSGX1991 2016 FREIGHTLINER CASCADIAMD 969F24 3AKIGLBG0GSGT2064 ELANTRA VA TWK1520 KMHDH4AE9EU150678 2014 HYUNDAI

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

ESCAPE DC GM7938 1FMCU49H18KA02174 1FMCU9G91GUA48728 ESCAPE

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

WDBNG70J33A316606 2003 MERCEDES-BENZ S430 DC GE0373 1N4AL11E65N450456

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 <u>https://pgccouncil.us/LIVE</u>

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 FI-NANCE 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 FI-NANCE 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 FI-NANCE 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 FI-NANCE 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, rehabilitation, 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.

LEGALS

<u>CB-035-2024 AN ACT CONCERNING THE REPEAL OF THE NORTH-ERN GATEWAY BUSINESS IMPROVEMENT DISTRICT</u> 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

<u>CB-015-2024 (DR-3) AN ORDINANCE CONCERNING THE ZONING</u> <u>ORDINANCE OF PRINCE GEORGE'S COUNTY-OMNIBUS BILL</u> 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.

<u>CB-055-2024 (DR-2) AN ACT CONCERNING PERMANENT RENT</u> <u>STABILIZATION AND PROTECTION ACT OF 2024</u> 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: <u>https://pgccouncil.us/Speak</u>. For those unable to use the portal, comments/written correspondence may be emailed to: <u>onlinesignup@co.pg.md.us</u> or faxed to (301) 952-5178. Written comments **must be submitted by 3:00 p.m. on the day BEFORE the meeting**. Testimony and comments <u>will not</u> be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting**. Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged**.

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

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

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

ATTEST: Donna J. Brown

Clerk of the Council



SI DISTRICT //

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 gover-

nance and public service; and

LEGALS

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 adoption.

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

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

LEGALS

147523

147468

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

CB-043-2024 (DR-2) AN ACT CONCERNING BORROWING TO FI-NANCE 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.

<u>CB-051-2024 AN ACT CONCERNING AMENDMENT OF SECTION</u> <u>313, CHARTER OF PRINCE GEORGE'S COUNTY</u> 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.

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

<u>CB-018-2024 (DR-2) AN ACT CONCERNING FISCAL RESPONSIBIL-</u> <u>ITY AND GOOD GOVERNMENT</u> 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.

<u>CB-034-2024 AN ACT CONCERNING THE CLASSIFICATION PLAN</u> <u>FOR PRINCE GEORGE'S COUNTY</u> 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. 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,

WHEREAS, pursuant to Section 306 of the City Charter, the Commission may adopt its own rules of procedure to include discipline of its own members; and,

WHEREAS, Section 2-70 of the City's Ordinance provides the Commission the authority to publicly censure a Commissioner for conduct that is deemed inappropriate or unbecoming of a Commissioner; and,

WHEREAS, Section 2-69 of the City's Ordinances requires all Commissioners to uphold the highest standards of courtesy, decorum, conduct, and order 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 order as required by Section 2-69 of the City's Ordinances; 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,

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 Heights.

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.

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

(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

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 Irust. 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 sur-vive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The 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, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are 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

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 Ran-jit 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 dis-cretion, 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 ways porsonal corrige upon themselves and/or any 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 pur-chaser 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 as-sume 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

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

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 Con-cord Lane, District Heights, MD 20747, was on June 10, 2024 appointed Personal Representative of the estate of Carlene S Lasley, who died on March 9, 2024 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 obtained from the Register of Wills.

HAKEEM LASLEY Personal Representative

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

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF KENNETH HOWARD JOHNSON

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

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

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 pro-bate 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 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.

DENNIS MATTHEWS Personal Representative

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

| | Estate No. 133598 |
|--------|-------------------|
| 147501 | (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 ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of November, 2024.

147477

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

McCabe, Weisberg & Conway, LLC 312 Marshall Avenue, Suite 800 Laurel, Maryland 20707

LEGALS

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

LEGALS

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 function 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 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, by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are un-able to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 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

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, Maryand upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

JULY 16, 2024

AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$15,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, rein-tated or paid off the loan prior to the sole. The Subcitiute Tractore will 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 as-sume the risk of loss for the property immediately after the sale. (Matter # 22-601431)

LAURA H.G. O'SULLIVAN, ET AL.,

Substitute Trustees, by virtue of an instrument recorded in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

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 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 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.

RENEE HART JOHNSON Personal Representative

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

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

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

In The Estate Of: JANIS LORETTA ALLEN

Estate No.: 132269

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 26, 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

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 fellowing date: 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 <u>147506</u> (6-27,7-4,7-11)

NOTICE OF SALE

Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer Substitute Trustees

vs.

Robert Busby; Todd E. Busby,

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

CASE NO. C-16-CV-23-005105

ORDERED, this 5th day of July 2024 by the Circuit Court of Prince George's, Maryland, that the sale of the property at 113 Graiden Street, Upper Marlboro, MD 20774, the subject invaluable, which is a subject property of these proceed-ings, made and reported by Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer, Substitute Trustees, be ratified and con-firmed, unless cause to the contrary thereof be shown on or before the 5th day of August, 2024, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 5th day of August, 2024.

The report states the amount of sale to be \$400,000.00.

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

(7-11.7-18.7-25)

147580

(7-11, 7-18)

147466

(6-27,7-4,7-11) 147467 147555

REQUEST FOR PROPOALS

Request for Proposals from a qualified contractor for the demolition and site clearance of 6016 Old Central Avenue, Capitol Heights, MD

The Redevelopment Authority of Prince George's County (RDA) issues this Request for Proposals (RFP) for qualified contractors to provide demolition and site clearance for an existing structure, foundations, walkways, trees, shrubs, concrete walls, and other

The purpose of this RFP is to identify qualified contractors ("Respondent ") and complete work as required to procure a Raze Permit and Site Clearance.

The RDA will release the RFP for qualified contractors for demolition and site clearance services and it will be published on or before July 15, 2024, on the RDA's website at:

http://www.princegeorgescountymd.gov/Government/AgencyIndex/ Redevelopment/index.asp.

Responses must be received, and time stamped by August 15, 2024, at 12 pm at the RDA's office at 9200 Basil Court, Suite 504, Largo, MD 20774. The submittals must be sealed, and the outside envelope must be clearly marked "RFP No. 2024-01".

For questions, please contact:

Ashlee N. Green **Real Estate Development Project and Program Manager Redevelopment Authority** 9200 Basil Court, Suite 504 Largo, Maryland 20774 ANGreen@co.pg.md.us

147548

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 Mad-dox, whose address is 3203 Aldridge Ct, Bowie, MD 20716, was on June 17, 2024 appointed Personal Repre-sentative of the estate of Charles Madday who died on Docember 11 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 pro-bate 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 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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(7-11,7-18)

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MINER M SLAUGHTER-ALLEN**

Notice is given that Gregie Allen, 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 on February 3, 2024 without a will.

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

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

GREGIE ALLEN

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

<u>147531</u>

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Alita Slaugh-ter, whose address is 2817 Crestwick

Pl, District Heights, MD 20747, was on June 28, 2024 appointed Personal Representative of the estate of Myra

Williams, who died on May 20, 2024

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or by contacting the personal represen-tative or the attorney.

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

Wills on or before the 28th 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 under-

signed, on or before the earlier of

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

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

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

creditor presents the claims within

two months from the mailing or 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 mav be obtained from the Register of Wills.

ALITA SLAUGHTER

CERETA A. LEE

P.O. Box 1729

147569

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

Personal Representative

UPPER MARLBORO, MD 20773-1729

Estate No. 133905

(7-11,7-18,7-25)

IN THE ESTATE OF MYRA WILLIAMS

without a will.

December, 2024.

the following dates:

decedent's death; or

Estate No. 133090

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

Helen M. Smith, Esquire Pessin Katz Law, P.A. 901 Dulaney Valley Road, Suite 500 Towson, Maryland 21204

LEGALS

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, Hon-olulu, 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 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 25th day of December, 2024.

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

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

(2) Two months after the co-per-sonal 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

147534 (7-4,7-11,7-18)

NOTICE

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

TIFFANI S COLLINS ESQ 20 South Charles Street Suite 901 Baltimore, MD 21201 410-462-4529

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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, Balti-more, 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 Representatives 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 Regis ter of Wills with a copy to the undersigned, on or before the earlier of the following dates:

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

(2) Two months after the co-per-sonal 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.

PRISCILLA MITCHELL-SACKEY CAROLYN STAPLETON 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. 126307

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

LEGALS

ORDER OF PUBLICATION

Alexander Stewart Plaintiff Vs.

The Estate of Carl D. Mace, et al Defendants

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-CV-24-002964



SPEED CAMERA SPEED ENFORCEMENT SAFETY PROGRAM

Speed Enforcement Safety Program for the Town of Cheverly, Maryland

The Cheverly Police Department is working to modify and improve driving habits in Cheverly to ensure compliance with existing speed limits. Educating the public about speed enforcement is vital to any successful traffic safety program. Automated Speed Enforcement (ASE), commonly referred to as speed cameras, is one of the measures used by the Cheverly Police Depart-ment to improve motor vehicle and pedestrian safety.

Use of ASE in Cheverly:

Locations of camera(s):

In school zones - Monday - Friday 6 a.m. - 8 p.m. (Regardless of when school is in session)

On highways in residential district permit zones - Sunday - Saturday 24 hours per day

- MD 202-Landover Rd, approximately 115' east of Cheverly Ave on Landover Rd (Eastbound).
- MD 202-Landover Rd approximately 4' from curb approximately 125' west of Kilmer St (Westbound).

*The block ranges for the stated locations are approximations for the enforcement zones

**These are an existing location and citations are issue for violations.

• Columbia Park Road and 64th Avenue, Eastbound and Westbound travel lanes

*This is a new camera location. The required fifteen-day (15) warning pe-riod for Automated Speed Enforcement on Columbia Park Road ASE locations shall commence on Friday, June 28, 2024.

**Citations for captured violations shall be issued commencing Monday, Iuly 15, 2024.

Cameras trigger for vehicles exceeding the posted speed limit by 12 or more miles per hour.

Civil Citations impose a fine of \$40.00.

Citations will be mailed to the owner of the vehicle.

Program Description:

The Town of Cheverly Speed Enforcement Safety Program is operated by the Cheverly Police Department. It is a safety program focused on changing and improving driver behavior in school and residential permit zones through an inclusive effort involving education, engineering, and enforcement.

The Cheverly Speed Enforcement Safety Program uses automated speed enforcement to enhance the safety of motorists, pedestrians, bicyclists, and children in the school and residential permit zones within the incorporated limits of the Town of Cheverly, Maryland.

The guiding principles are to:

- · Clearly identify and communicate speed related safety issues to the public.
- · Make speed enforcement sites visible to road users through signage and media outlets.
- · Deploy automated speed enforcement in school zones where they are needed.
- Promote a fair program by deploying automated speed enforcement only after careful consideration and studies.
- Ascertain the effectiveness of the speed safety program through continuous evaluations.

How the Program Works:

Automated Speed Enforcement systems are located in the selected school and residential zones that within the incorporated limits of the Town of Cheverly, Maryland with a maximum posted speed limit of 35 per hour. The speed enforcement system may be moved to different locations within designated school zones as the need arises.

other delivery of the notice.

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

DARRYL MADDOX Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 64213 147492 (6-27,7-4,7-11)

LEGALS

ORDER OF PUBLICATION

IN THE MATTER OF: **BRIELLE FRAZIER**

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

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;

ORDERED, that the Petitioners may serve process to the Interested Party, **JOHN DOE**, in accordance with Maryland Rule 2-121(a)(2) as follows:

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

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

ORDERED, THAT THE INTER-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-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk 147545 (7-4,7-11,7-18)

Misael H. Alvarenga A claim not presented or filed on or before that date, or any extension 6211 42nd Avenue provided by law, is unenforceable thereafter. Claim forms may be ob-Hyattsville, MD 20781 tained from the Register of Wills.

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

Defendant

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 before 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 Avenue, Hyattsville, MD 20781.

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

<u>147524</u> (7-4,7-11,7-18)



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

Estate No.: 132220

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **August 8, 2024 at** 10:30 A.M.

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

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

(7-4,7-11)

147530

Law Office of Debra G. Oliver 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 Prop-erty 1207 Sue Lane, Capitol Heights, Maryland 20743, the unknown owner's heirs, devisees, and per-sonal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-signs, or successors in right title and interest.

Defendants

The object of this proceeding is to secure the foreclosure of all rights of 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 proceeding.

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 gen-eral 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 Au-gust, 2024 and redeem the property with Parcel Identifier 18-2055630 and answer the Complaint, or thereafter a final judgme tered foreclosing redemption in the vesting title in the free and clear of all

MAHASIN Clerk of the Cir Prince George's Co True Copy—Test: Mahasin El Amin, <u>1475</u>22 THIS CO YOUR

Call 301-62 a quo The speed enforcement systems are comprised of a speed measurement device, camera, and a computer. Speed measuring devices identify motorists that travel 12 MPH or more over the posted speed limit.

The cameras capture the license plate images of violations, and the onboard computer records all the data associated with the violation. When the violation occurs, the automated speed equipment will record the date, the time, and the speed of the vehicle.

The citation which includes images of the violator's vehicle citing the above information is then mailed to the registered owner of the vehicle. Once the violator receives the citation, payment or request to stand trial can be mailed to the Town of Cheverly Police Department at PO Box 17012, Baltimore MD 21297-1012.

To pay online, please use the link below. Make sure to have your Citation Number and Pin Number. Your pin number is the password printed on the citation. Payments are not accepted at the Cheverly Park Police Department. Questions about a citation may be addressed at the Altumint Call Center at 1(866) 979-4824.

Online citation payment made be made through the link below

www.onlinecitationpayment.com

147546

(7-11)

LEGALS

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

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

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

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

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

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

| ment will be en- | | | LODEL | | |
|----------------------------------|--------|------------|----------------|-------------------|--|
| g all rights of ne property, and | YEAR | MAKE | MODEL | VIN | |
| e plaintiff a title, | | | | | |
| ll encumbrances. | 2024 | Jeep | Grand Cherokee | 1C4RJYB64RC125115 | |
| | 2010 | Ford | Edge | 2FMDK3JC1ABA15902 | |
| EL AMIN | 2002 | Chevrolet | Trailblazer | 1GNDS13S522443936 | |
| rcuit Court for | 2003 | Jaguar | Х Туре | SAJGA51D43XD10078 | |
| ounty, Maryland | 2009 | Nissan | Sentra | 3N1AB61E39L616676 | |
| | 2011 | Subaru | Forester | JF2SHABC9BG742794 | |
| Clerk | 2007 | Kia | Sportage | KNDJE723477397252 | |
| CIEIK | 1998 | Toyota | Corolla | 2T1BR12E7WC054021 | |
| (7-4,7-11,7-18) | 2009 | Infiniti | G37 | JNKCV61F89M360710 | |
| (/-4,/-11,/-10) | 2021 | Ford | Escape | 1FMCU0F64MUA77977 | |
| | 2006 | Honda | Odyssey | 5FNRL384468107568 | |
| | 2004 | Infiniti | G35 | JNKCV54E44M826333 | |
| ULD BE | 2006 | Mitsubishi | Outlander | JA4LZ41F56U027543 | |
| | 2004 | Jaguar | X-Type | SAJEA51C74WE08589 | |
| RAD! | 2007 | Honda | Pilot | 2HKYF18687H524249 | |
| | 2004 | Volkswagen | Golf | 9BWBL61J044005312 | |
| | 2012 | Mazda | Mazda3 | JM1BL1M88C1678290 | |
| 7-0900 for | 2006 | Lexus | GS300 | JTHCH96S360010113 | |
| ./-0/00 101 | 1997 | Ford | E250 | 1FTHE24L1VHC08708 | |
| | 2015 | Audi | A5 | WAUMFAFR5FA059959 | |
| ote. | | | | | |
| | 147547 | | | (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**

14405 WOODMORE OAKS COURT **BOWIE, MD 20721**

By authority contained in a Deed of Trust dated May 16, 2023 and 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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement weather or other emer-concurred that an entrance to Duval wing of courthouse that gency, 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 settle-ment 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 with-out 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

> > > LEGALS

147515

147516

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

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

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 settle-ment 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 with-out 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

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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of December, 2024.

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

MARTHA L. SUMMERS Personal Representative

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

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

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

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

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

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

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

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

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

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

BELISVILLE, 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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse com-plex--If courthouse is closed due to inclement 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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any condi-tions, 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 settle-ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not other-wise divested by ratification of the sale are payable by purchaser with-out 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

147518

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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 (front of Main St. on transported for an and the Cir-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 afore-said Deed of Trust. The property is improved by a dwelling.

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

DISTRICT HEIGHTS, MD 20/42

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

Terms of Sale: The property will be sold "as is" subject to any condi-tions, 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 settle-ment 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 with-out 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 paper field 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

(7-4,7-11,7-18) 147519 (7-4,7-11,7-18) 147520 (7-4,7-11,7-18)



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