NOTICE

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

Plaintiffs

Paul D. Evans aka Paul David Evans and Estate of Wanda Machelle Leonard-Evans

1-Evans Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND CIVIL NO. C-16-CV-22-001114

ORDERED, this 29th day of July 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 14101 Old Marlboro Pike, Upper Marlboro, Maryland 20772 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 29th day of August, 2024 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 29th day of

August, 2024, next.
The report states the amount of sale to be \$295,000.00.

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

147731 (8-8,8-15,8-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY E BRITTON AKA: MARY ELIZABETH BRITTON

Notice is given that Deidre M Lee, whose address is 3284 Westdale Court, Waldorf, MD 20601, was on July 29, 2024 appointed Personal Representative of the estate of Mary E Britton who died on January 24, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 29th day of January, 2025.

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.

DEIDRE M LEE Personal Representative

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

Estate No. 134220 147745 (8-8,8-15,8-22)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JEROME KEARN JONES II

Notice is given that Dionne Jones, whose address is 13309 Mary Bowie Pkwy, Upper Marlboro, MD 20774, was on July 15, 2024 appointed Personal Representative of the estate of Jerome Kearn Jones II, who died on June 18, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of January, 2025.

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.

DIONNE JONES Personal Representative

Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729

147752

Estate No. 134105

(8-8,8-15,8-22)

147732

NOTICE

JOSE VALLE

Plaintiff Vs.

ELIZABETH VALLE

Defendant

In the Circuit Court for Prince George's County, Maryland Case Nos. CAD22-07110; CAD20-19442; CADV22-08528

NOTICE IS HEREBY given this 24th day of July, 2024, by the Circuit Court of Prince George's County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 7705 25th Avenue, Adelphi, MD 20783 made and reported by Abigale Bruce-Watson, Trustee, will be ratified and confirmed, unless cause to the contrary be shown on or before the 26th day of August, 2024,

PROVIDED, a copy of this NO-TICE be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 26th day of August, 2024. The REPORT STATES the amount

before the 26th day of August, 2024. The REPORT STATES the amount of sale to be Three Hundred Forty-Seven Thousand Dollars and No Cents (\$347,000.00).

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

(8-1,8-8,8-15)

LEGALS

147692

MECHANIC'S LIEN SALE

2008 CHEVY IMPALA VIN: 2G1WD58C781207925

Sale to be held **August 24, 2024 10:00 AM**

On the premises of:

ALL AMERICAN AUTO SERVICE CENTER 4645 CREMEN RD TEMPLE HILLS MD 20748

147715

(8-8,8-15)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on August 22, 2024 will be heard on October 22, 2024. Those licenses are:

Class B, Beer, Wine and Liquor – 17 BL 143, 17 BL 144, 17 BL 145, 17 BL 146

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

A virtual hearing will be held via Zoom on Wednesday, September 4, 2024 at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director July 30, 2024

<u>147755</u> (8-8,8-15)

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

Olusolape Olafioye 6901 100th Avenue Lanham, MD 20706

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001793

Notice is hereby given this 30th day of July, 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 30th 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 30th day of August, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$80,000.00, subject to a Prior Mortgage of \$268,657.08. The property sold herein is known as 6901 100th Avenue, Lanham, MD 20706.

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

(8-8,8-15,8-22)

LEGALS

NOTICE OF INITIATION AND JOINT PUBLIC HEARING

THE PRINCE GEORGE'S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND

THE PRINCE GEORGE'S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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

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

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

PUBLIC HEARING DATE/TIME: Tuesday, October 1, 2024, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative

Building 1st Floor Council Hearing Room 1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: https://pgccouncil.us/LIVE

PURPOSE OF PUBLIC HEARING: To give interested persons the

opportunity to attend and provide public comment, either in support or opposition, concerning the Staff Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA).

HOW TO PARTICIPATE:

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

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, advance registration to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Wednesday, October 16, 2024, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. Any future changes to them will be communicated on the County Council website, County Council social media channels, via Alert Prince George's, and will be shared with the press via a press release.

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

- 1. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD
- 2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount Rainier,
- 3. Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722
- Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD 20782
 Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount
- Rainier, MD 20712
 6. M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774

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

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

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

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

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

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

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

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

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

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

(1) ROS, AG, AR, RE, RR, RSF-95, RSF-65, RMH, RSF-A, R-PD, RMF-12, RMF-20, RMF-48, CN, NAC, CS, LMXC, CGO, LCD, MU-PD, IE, IE-PD, IH, LMUTC, NAC, TAC, LTO, RTO-L, RTO-H, NAC-PD, TAC-PD, LTO-PD, RTO-PD."

LEGALS

In accordance with the provisions of the State Public Ethics Law, above, <u>failure</u> to file an affidavit before the close of business **on Friday, August 30, 2024**, <u>may delay or prohibit consideration of your testimony by the District Council.</u>

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

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

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

301-952-3972

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

ATTEST:
Donna J. Brown
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: Asuntha Chiang-Smith Executive Director

(8-15,8-22)

ATTEST: Gavin Cohen Secretary-Treasurer

147793

The

Prince George's

Post

Newspaper

Call

301-627-0900

or

Fax

301-627-6260

Have

a

Very Safe Weekend

THE PRINCE GEORGE'S POST

EARLY DEADLINES

Due to the upcoming Monday,

September 2nd, Labor Day Holiday, The

Prince George's Post will have an early

deadline for the

September 5th, 2024 Edition.

Deadline for ALL LEGAL ADVERTISING
SUBMISSIONS AND CANCELLATIONS is
12:00 NOON on Thursday, August 29th, 2024.
NO EXCEPTIONS

Thank you!

Jayson A. Soobitsky, Esquire Law Office of Jayson A. Soobitsky, PA 8850 Columbia 100 Pkwy, Ste 303 Columbia, MD 21045 410-964-2331

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF GENEVA FAYE SCRAGG BURKE

Notice is given that Marsha L. Burke Nicholas, whose address is 9712 Treyburn Court, Ellicott City, MD 21042, was on July 25, 2024 appointed Personal Representative of the estate of Geneva Faye Scragg Burke, who died on March 4, 2018

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2025.

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 elivers 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.

> MARSHA L. BURKE NICHOLAS Personal Representative

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

Estate No. 134233 (8-8,8-15,8-22)

147749

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED KIMBERLY A WALKER-BLUFORD

Notice is given that Jeffrey W. Bluford, whose address is 12714 Wedgedale Court, Upper Marlboro, MD 20772, was on July 23, 2024 appointed Personal Representative of the estate of Kimberly A Walker-Bluford who died on May 6, 2024 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2025.

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.

JEFFREY W. BLUFORD Personal Representative

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

Estate No. 134202

147740 (8-8,8-15,8-22)

Janel A Southerland Esq PO Box 20868 Baltimore, MD 21209 443-994-3845

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAJACQUELINE BIGGERS

Notice is given that Tomekia Starling, whose address is 4040 Spring Valley Road, Apt. 210C. Farmers Valley Road, Apt. 210C, Farmers Branch, TX 75244, was on July 22, 2024 appointed Personal Representative of the estate of LaJacqueline Big-gers who died on December 30, 2021 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

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, 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.

TOMEKIA STARLING Personal Representative

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

Estate No. 127592 <u>147748</u> (8-8,8-15,8-22)



LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES OSCAR ALBRIGHT

Notice is given that Timothy Albright, whose address is 9308 Atlantic Ave #1384, North Beach, MD 20714, was on July 16, 2024 appointed Personal Representative of the estate of Charles Oscar Albright who died on June 4, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of January, 2025.

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.

TIMOTHY ALBRIGHT Personal Representative

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

Estate No. 133715

(8-8,8-15,8-22)147741

LEGALS

Archie L Palmore Esq 2302 Kirby Drive Temple Hills, MD 20748 301-345-3955

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED RUBY M SMITH

Notice is given that Craig Alan Fleshman, whose address is 4005 Nicholson Street, Hyattsville, MD 20782, was on July 18, 2024 appointed Personal Representative of the estate of Ruby M Smith, who died on May 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 to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of January, 2025.

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.

> CRAIG ALAN FLESHMAN Personal Representative

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

147750

Estate No. 134159

Ryan L. Anderson

120 E. Baltimore Street, Suite 2100 Baltimore, MD 21202 410-230-3800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAUL ALLEN MCHOCKO

Notice is given that Joanne Trepp, whose address is 314 Magothy Road, Severna Park, MD 21146, was on July 18, 2024 appointed Personal Representative of the estate of Paul Allen McHocko, who died on May 18, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of January, 2025.

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

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

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

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

> JOANNE TREPP Personal Representative

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

> Estate No. 134163 (8-1,8-8,8-15)

<u>147704</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(8-8,8-15,8-22)

LEGALS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH INEZ FELDER

Notice is given that Mark A Felder, whose address is 1005 Christmas Ln, Gambrills, MD 21054, was on July 25, 2024 appointed Personal Representative of the estate of Elizabeth Inez Felder who died on June 22,

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2025.

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.

MARK A FELDER Personal Representative

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

Estate No. 134045

(8-8,8-15,8-22)

<u>147742</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LESLIE WEISMAN

Notice is given that Kathleen D Borkowski, whose address is 5991 Dixon Drive, Raleigh, NC 27609, was on July 24, 2024 appointed Personal Representative of the estate of Leslie Weisman who died on October 13,

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of January, 2025.

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 ob-tained from the Register of Wills.

KATHLEEN BORKOWSKI Personal Representative

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

Estate No. 131005 147743

(8-8,8-15,8-22)

Katelyn E Holbrook 7600 Wisconsin Avenue, Suite 700 Bethesda, Maryland 20814 301-986-1300

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VERONICA E. DAUGHTRY AKA VERONICA DAUGHTRY AKA VERONICA ELIZABETH

Notice is given that Carita S Franklin, whose address is 11405 Fort Saratoga Court, Fort Washington, Maryland 20744, was on July 23, 2024 appointed Personal Representative of the estate of Veronica E. Daughtry AKA Veronica Daughtry AKA Veronica Elizabeth Daughtry, who died on August 25, 2022 with-

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 23rd day of January, 2025.

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.

CARITA S. FRANKLIN Personal Representative

147705

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

Estate No. 134171

(8-1,8-8,8-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MELVIN C THOMAS

Notice is given that Frances G Jenkins, whose address is 1600 Independence Ave SE, Apt. 102, Washington, DC 20003, was on July 17, 2024 appointed Personal Representative of the estate of Melvin C Thomas who died on April 29, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of January, 2025. 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.

FRANCES G JENKINS Personal Representative

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

<u>147744</u> (8-8,8-15,8-22)

Estate No. 134147

James K Davis 10905 Fort Washington Road Suite 201

LEGALS

Fort Washington, MD 20744 301-292-8357

AMENDED 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 8725 Grasmere 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 30th day of November, 2024.

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

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

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

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

Personal Representative CERETA A. LEE

CECIL K GIVENS

REGISTER OF WILLS FOR P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 133199

147790 (8-15,8-22,8-29)

> Michelle Hightower 14311 Cypress Valley Dr Cypress, TX 77429 832-286-7779

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the County Clerk, Probate Courts Dept Court of Harris County, Texas appointed Michelle Hightower, whose address is 14311 Cypress Valley Dr, Cypress, TX 77429, as the Independent Administrator of the Estate of Eleanor Delores Graham who died on December 28, 2020 domiciled in Texas, United States.

The Maryland resident agent for service of process is Kim Prophet, whose address is PO Box 1244,

Bowie, MD 20718. At the time of death, the decedent owned real or leasehold property in the following Maryland counties:

PRINCE GEORGE'S COUNTY All persons having claims against the decedent must file their claims

with the Register of Wills for Prince George's County with a copy to the foreign personal representative on or before the earlier of the following

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

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

MICHELLE HIGHTOWER Foreign Personal Representative

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

Estate No. 133794 <u>147753</u> (8-15,8-22,8-29)

PRINCE GEORGE'S POST EARLY DEADLINE

Due to the upcoming Monday, September 2nd, Labor Day Holiday, The Prince George's Post will have an early deadline for the September 5th, 2024 Edition. Deadline for ALL LEGAL ADVERTISING SUBMISSIONS AND

12:00 NOON on Thursday, August 29th, 2024.

NO EXCEPTIONS

CANCELLATIONS is

PRINCE GEORGE'S COUNTY **GOVERNMENT**

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

AUGUST 27, 2024

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

TRANSFER

Alexander Rivera, President/Secretary / Treasurer for a Class B(BLX), Beer, Wine and Liquor for the use of La Fogata Tequila Bar & Mexican Kitchen, Inc., t/a La Fogata Tequila Bar & Mexican Kitchen, 14933 Baltimore Avenue, Laurel, 20707 transfer rom La Chiquita Corp., t/a CHI'BAL Tequila Bar & Mexican Kitchen, 14933 Baltimore Avenue, Laurel, 20707, German Escobar, President/Secretary/Treasurer.

Tejinder Sandhu, Member-Manager for a Class B+, Beer, Wine and Liquor for the use of 7611 Old Branch, LLC, t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735 transfer from Fish Market Restaurant of Maryland, Inc., t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735, Sherry Lynn Giovannoni, President/Vice President/Secretary.

Dinora Valladares, President, Jorge Menedez Colocho, Secretary for a Class B(BLX), Beer, Wine and Liquor for the use of JVER Group, LLC, t/a La Caverna Seafood Sports Bar & Grill, 1500-B University Blvd E, Hyattsville, 20783 transfer from JRE Corporation., t/a Casa Dora I, 1500 University Blvd, Hyattsville, 20783, Dora Escobar, President/Secretary/Treasurer.

Sarojben M. Patel, Member-Manager for a Class B+, Beer, Wine and Liquor for the use of a Poonam, LLC, t/a Hangar Club, 6410 Old Branch Avenue, Camp Springs, 20748 transfer from Bucks-Up, Inc., t/a Hanger's Sports Bar and Lounge, 6410 Old Branch Avenue, Camp Springs, 20748, Kishor N. Rajpara, President/Secretary/Trea-

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

Kimberly Sherrae Burke, President/Secretary/Treasurer, for a Class B(BLX), Beer, Wine and Liquor for the use of Skyline Enterprises, Inc., t/a Falsetto Kitchen & Bar, 16951 Melford Blvd, Suites 103-108, Bowie, 20715.

Derrick Williams, Owner, for a Class B(BLX), Beer, Wine and Liquor for the use of Infuse, LLC, t/a Infuse Restaurant, 6339 Allentown Road, Suite A, Temple Hills,

Leho Poldmae, Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of GT College Park, LLC, t/a The Greene Turtle, 7356 Baltimore Avenue, College Park, 20740.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, August 27, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director July 30, 2024

(8-8,8-15)



LEGALS

NOTICE

DIANA THEOLOGOU, ET. AL. Substitute Trustees

SHANE SEAY, ET. AL.

Defendant(s)

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-000810

ORDERED this 9th day of August, 2024, by the Circuit Court for PRINCE GEORGE'S County, Maryr KINCE GEUKGE'S County, Maryland, that the sale of the property at 1306 Walsham Drive, Upper Marlboro, MD 20774 mentioned in these proceedings, made and reported Diana C. Theologou, et. al, Substitute Trustees he ratified and con tute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 9th day of September, 2024, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 9th day of September, 2024, next. The report states the amount of sale to be \$240,000.00.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk (8-15,8-22,8-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WANDA M BLALOCK

NOTICE TO UNKNOWN HEIRS

Notice is given that Jamar W Creech, whose address is 312 Marshall Ave Suite #900, Laurel, MD 20707, was on July 29, 2024 appointed Personal Representative of the estate of Wanda M Blalock who died on September 8, 2023 with a

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

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.

IAMAR W CREECH Personal Representative

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

Estate No. 130693 (8-15,8-22,8-29) 147779

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ETTA MAE MUNFORD

Notice is given that Kelvin F. Munford, whose address is 5600 Maple Mill Place, Bowie, MD 20720, was on July 22, 2024 appointed Personal Representative of the estate of Etta Mae Munford who died on January 13. 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.

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.

KELVIN F. MUNFORD

Cereta A. Lee REGISTER OF WILLS FOR

147746

Prince George's County

(8-8,8-15,8-22)

Personal Representative

Estate No. 132062

UPPER MARLBORO, MD 20773-1729

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Kasheia Jones, whose address is 9109 Taylor St,

Springdale, MD 20774, was on July 17, 2024 appointed Personal Representative of the estate of Steve Ross

who died on February 5, 2023 with a

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.

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

(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

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

thereafter. Claim forms may be ob-

tained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

NOTICE

1099 Winterson Road, Suite 301

Linthicum Heights, MD 21090 Substitute Trustees,

In the Circuit Court for Prince

George's County, Maryland

Case No. C-16-CV-24-001766

Notice is hereby given this 30th day of July, 2024, by the Circuit Court for Prince George's County,

that the sale of the property men-

tioned in these proceedings, made

and reported, will be ratified and

confirmed, unless cause to the con-

trary thereof be shown on or before

the 30th day of August, 2024, pro-

vided a copy of this notice be published in a newspaper of general circulation in Prince George's

County, once in each of three succes-

sive weeks before the 30th day of

August, 2024.
The Report of Sale states the

amount of the foreclosure sale price

to be \$296,000.00. The property sold herein is known as 1159 Booker Drive, Capitol Heights, MD 20743.

MAHASIN EL AMIN

Clerk of the Circuit Court

Prince George's County, MD

(8-8,8-15,8-22)

True Copy—Test: Mahasin El Amin, Clerk

147754

Estate No. 128328

(8-1,8-8,8-15)

Plaintiffs

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

KASHEIA JONES

CERETA A. LEE

P.O. Box 1729

Richard E. Solomon

Michael McKeefery

Christianna Kersey Kyle Blackstone

Justin Erick Moore

1159 Booker Drive

Capitol Heights, MD 20743

Jason Murphy

John Ansell

Richard J. Rogers

<u>147703</u>

Personal Representative

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

from the date of the

following dates:

decedent's death; or

Any person having a claim against

IN THE ESTATE OF

LEGALS

Jacob Deaven 110 North Washington Street Suite 500 Rockville, MD 20850 301-656-5775

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF YVETTE DRUMMOND

Notice is given that Thomas J Kokolis, whose address is 110 N Washington Street, Suite 500, Rockville, MD 20850, was on July 30, 2024 appointed successor personal representative of the small company sonal representative of the small estate of Yvette Drummond, who died on August 31, 2019 without a will.

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

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

All persons having claims against An persons having dains against the decedent must serve their claims on the undersigned successor 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 successor 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

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

THOMAS J KOKOLIS Successor Personal Representative

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

Estate No. 116092

147763 (8-15)

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF COLUMBUS SEACY BURRELL

Notice is given that Darrell Burrell, whose address is 10101 Bending Brook Way, Upper Marlboro, MD 20772, was on July 22, 2024 ap-pointed Personal Representative of the estate of Columbus Seacy Burrell who died on February 8, 2020 with a

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

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.

DARRELL BURRELL Personal Representative

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

> Estate No. 131488 (8-8,8-15,8-22)

147747 NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA MAE BAKER

Notice is given that David Lamont Ballard, whose address is 1911 Vermont Ave, Landover, MD 20785, was on July 25, 2024 appointed Personal Representative of the estate of Anna Mae Baker, who died on September 18, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of January, 2025.

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

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

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

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

DAVID LAMONT BALLARD Personal Representative

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

> Estate No. 131772 (8-8,8-15,8-22)

147751

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Randall J. Rolls 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

Mahogany K. Hopkins 37 Watkins Park Drive, Unit 19 Upper Marlboro, MD 20774 Defendant Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-001438

Notice is hereby given this 30th day of July, 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 30th 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 30th day of August, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$241,000.00. The property sold herein is known as 37 Watkins Park Drive, Unit 19, Upper Marlboro, MD 20774.

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

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

Fax

301-627-6260

Have

Very
Safe
Weekend

MAHASIN EL AMIN

True Copy—Test: Mahasin El Amin, Clerk (8-8,8-15,8-22)

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**

11301 WYCOMBE PARK LANE GLENN DALE, MD 20769

By authority contained in a Deed of Trust dated October 26, 2006 and recorded in Liber 29938, Folio 579, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$571,200.00, and an interest rate of 6.000%, 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 post day that gency, sale shall occur at time previously scheduled, on next day that

SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is the sale of the purchase price to be paid to the sale of 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 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 the IRS right of redemption for a period of 120 days after the sale.

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

> Tidewater Auctions, LLC (410) 825-2900

www.tidewaterauctions.com

147767

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

12906 WOODS VIEW STREET UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated June 29, 2016 and recorded in Liber 38531, Folio 165, among the Land Records of Prince George's County, Maryland, with an original principal balance of and an interest rate of 6.7509 %, default naving 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

SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$19,000.00 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 agrees to pay reasonable attorneys fees and costs if a hiotion to resent the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser's sole remedy shall be the return of deposit

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

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

<u>147770</u>

(8-15,8-22,8-29)

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**

6610 FOSTER STREET **DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated December 26, 2007 and recorded in Liber 29215, Folio 068, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,000.00, and an interest rate of 5.125%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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

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

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

(8-15,8-22,8-29) 147768

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**

9409 SILVER FOX TURN CLINTON, MD 20735

By authority contained in a Deed of Trust dated July 25, 2006 and recorded in Liber 28056, Folio 396, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00. 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

SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property. of the property.

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

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

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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**

3503 65TH AVENUE HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated July 9, 2007 and recorded in Liber 28679, Folio 170, modified by Loan Modification Agreement recorded on July 9, 2015, at Liber No. 37200, Folio 599, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$310,000.00, and an interest rate of 2.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 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. taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147769 (8-15,8-22,8-29)

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

LEGALS

ORDER OF PUBLICATION **BY POSTING**

JOSE CHOC TIUL

HERLINDA TIUL CAAL AND SALVADOR ICO CHUB

In the Circuit Court for Prince George's County, Maryland Case No.: C-16-FM-24-002741

ORDERED, ON THIS 25th day of July, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, SALVADOR ICO CHUB is hereby notified that the Plaintiff, has filed a COM-PLAINT FOR THIRD PARTY CUSTODY AND MOTION FOR FACTUAL FINDINGS OF SPECIAL IMMIGRANT JUVENILE STATUS ELIGIBILITY and stating that the Defendant's last known address is: Chiquixji, San Pedro Carcha, Alta Verapaz, Guatemala, and therefore it

ORDERED, that the Plaintiff may serve process to the Defendant, **SALVADOR ICO CHUB**, in accordance with Maryland Rule 2-122(a) 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 24th day of August, 2024; and it is further

ORDERED, the requirement of sending a copy of the notice via Regular U.S. mail (not certified) to Defendant's last known address is waived; and it is further;

ORDERED, THAT THE DEFENDANT, SALVADOR ICO CHUB, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 23rd day of September, 2024, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test: Mahasin El Amin, Clerk

THIS COULD

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

ORDER OF PUBLICATION

Jay Perera

c/o James F. Truitt, Jr. 20 East Timonium Road, Suite 100 Timonium, Maryland 21093
Plaintiff

Jonah R. Birnbaum 8814 MYRTLE AVE

and

Prince George's County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

8814 Myrtle Avenue, Bowie, MD 20720, 14th (Forteenth) Election District, described as follows: All that lot of land and imps. LOTS 69,70,71 72 & 73 12,500.0000 SQ.FT. BOWIE **BLK 24**

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY **IN EQUITY**

Case Number: C-16-CV-24-001754 The object of this proceeding is to secure the foreclosure of all rights of

redemption in the following property 8814 Myrtle Avenue, Bowie, MD 20720 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the Plaintiff in this proceeding:

All that lot of land and imps. LOTS 69,70,71 72 & 73 12,500.0000 SQ.FT. **BOWIE BLK 24**

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

been paid.

It is thereupon this 26th day of July, 2024, by the Circuit Court for Prince George's County, Ordered, That notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 1st day of October, 2024, and redeem the property 8814 2024, and redeem the property 8814 Myrtle Avenue, Bowie, MD 20720 and answer the complaint or thereafter a final judgment will be en-tered foreclosing all rights of redemption in the property, and vesting in the Plaintiff's title, free and clear of all encumbrances.

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

True Copy—Test: Mahasin El Amin, Clerk

147719 (8-1,8-8,8-15)

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

5408 14TH PLACE HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated August 30, 2005 and recorded in Liber 23646, Folio 259, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,000.00, and an interest rate of 6.500%, 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

AUGUST 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$21,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not 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

147724

(8-8,8-15,8-22)

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

2015 PALMER PARK ROAD HYATTSVILLE A/K/A LANDOVER, MD 20785

By authority contained in a Deed of Trust dated April 25, 2007 and recorded in Liber 28101, Folio 461, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$183,000.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 20, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$7,000.00 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

147688

(8-1,8-8,8-15)

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

7006 FLAGHARBOR DRIVE DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated May 5, 2005 and recorded in Liber 22485, Folio 166, modified by Loan Modification Agreement recorded on January 9, 2020, at Liber No. 42992, Folio 98, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$134,000.00, and an interest rate of 4.375%, 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

AUGUST 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$13,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

725 (8-8,8-15,8-22)

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

12707 DUCKETTOWN ROAD LAUREL, MD 20708

By authority contained in a Deed of Trust dated August 26, 2005 and recorded in Liber 24966, Folio 495, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$236,000.00, 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

AUGUST 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$29,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

<u>147727</u> (8-8,8-15,8-22)

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: 8/26/2024.

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

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

 2006
 CHEVROLET
 COBALT
 VA
 UCS9286
 1G1AL58F367674136

 2006
 ACURA
 TSX
 MD
 5CC5250
 JH4CL96966C021665

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

 2006
 MITSUBISHI
 ECLIPSE
 CA
 6ZLX762
 4A3AK34T26E005133

 2009
 HONDA
 ACCORD
 1HGCP26389A113340

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

2013 FORD **FOCUS** 1FADP3F22DL181099 SONATA MD 46470CI 5NPEU46F49H432488 2009 HYUNDAY 1992 CADILLAC FLEETWOOD MD 3722Z7 1G6CB53BXN4206351 2010 VOLKSWAGEN 70249C WVWMN7AN7AE557465 PASSAT VA 2G1WB57N491104889 2009 CHEVROLET IMPALA MD 6EN5232

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

| 2003 | HONDA | ACCORD | | | 1HGCM66333A047982 |
|------|----------------------|---------------|----|---------|-------------------|
| 2012 | CHEVROLET | IMPALA | | | 2G1WB5E34C1212681 |
| 2006 | NISSAN | SENTRA | VA | 3858XR | 3N1AB51A16L594471 |
| 1994 | CHEVROLET | GMT-400 | MD | 5DB7960 | 1GCHC39N0RE232804 |
| 2006 | MERCEDES-BENZ CLS500 | | | | WDDDJ75X96A071087 |
| 2003 | GMC | ENVOY | | | 1GKET16S036233393 |
| | | | | | |

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

| 2017 | DODGE | JOURNEY | | | 3C4PDCAB0HT520475 | |
|----------------------|---------------|----------------|------|---------|-------------------|--|
| 2012 | BUICK | LACROSS | | | 1G4GH5E36CF170867 | |
| 1987 | BMW | 325 | | | WBAAB6405H1687331 | |
| 2013 | NISSAN | ALTIMA | VA | UDW8129 | 1N4AL3AP4DN485685 | |
| 2006 | VOLKSWAGEN | PASSAT | | | WVWAK73C26P061055 | |
| 2010 | CHEVROLET | IMPALA | MD | 1AL5770 | 2G1WB5EK3A1188796 | |
| 2005 | FORD | FREESTAR | VA | UCB1220 | 2FMZA58245BA13486 | |
| 2008 | HYUNDAY | SONATA | | | WP1AB29P46LA60816 | |
| 2008 | MITSUBISHI | LANCET | | | JA3AU16UX8U046060 | |
| 2017 | HYUNDAY | ELANTRA | | | 5NPD84LF7HH114528 | |
| 1995 | FORD | E-350 | | | 1FBJS31H3SHA66572 | |
| 2006 | LINCOLN | NAVIGATOR | R VA | TWM2466 | 5LMFU28556LJ15543 | |
| 2010 | FORD | TRANSIT | | | NM0LS7CN4AT003505 | |
| 2006 | BUICK | LACROSSE | 3 | | 2G4WD582761157745 | |
| 2002 | NISSAN | PATHFIND | PER | | JN8DR09Y82W719369 | |
| 2004 | MERCEDES-BENZ | Z C280 | MD | 7ET4041 | WDBRF81J14F466873 | |
| 2000 | TOYOTA | ECHO | WV | 557464 | JTDBT1238Y0074159 | |
| | | | | | | |
| <u>147794</u> (8-15) | | | | | | |

LEGALS

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

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

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

You must reclaim these vehicles by: 8/28/2024.

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

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

| 2020 | CHEVROLET | MALIBU | MD | T1506145 | 1G1ZD5ST3LF010113 |
|------|-----------|--------|----|----------|-------------------|
| 2007 | HONDA | ACCORD | MD | 7FM1886 | 1HGCM56797A159530 |
| 2004 | CHEVROLET | TAHOE | VA | 299D | 1GNEK13Z44R173089 |
| 2005 | FORD | F1`50 | MD | 9BN4841 | 1FTPX14505NB73372 |
| 2003 | FORD | E150 | VA | TUU9655 | 1FTRE14253HB59614 |
| 2009 | TOYOTA | CAMRY | MD | 2FL4935 | 4T1BE46K39U358978 |
| 2008 | TOYOTA | PRIUS | MD | 3FJ8669 | JTDKB20U683310181 |
| 2009 | HONDA | ACCORD | VA | URD8177 | 1FMRU1863XLA88279 |

147795 (8-15)

THE PRINCE GEORGE'S POST EARLY DEADLINES

Due to the upcoming Monday,
September 2nd, Labor Day Holiday, The Prince George's
Post will have an early
deadline for the
September 5th, 2024 Edition.
Deadline for ALL LEGAL ADVERTISING
SUBMISSIONS AND CANCELLATIONS is

SUBMISSIONS AND CANCELLATIONS is 12:00 NOON on Thursday, August 29th, 2024. NO EXCEPTIONS Thank you!

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

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

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

3614 JEFF ROAD UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of James I. Cope Jr., dated June 6, 2012, and recorded in Liber 35164 at folio 110 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will ofter 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

AUGUST 27, 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 \$9,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5.06% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be borne by the purchaser from the date of sale. The purchaser of all d

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

147729 (8-8,8-15,8-22)

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

606 JENNINGS MILL DRIVE BOWIE, MD 20721

By authority contained in a Deed of Trust dated March 15, 2006 and recorded in Liber 24820, Folio 388, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$376,543.63, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

AUGUST 20, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$42,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

This property will be sold subject to the IRS right of redemption for a period of $\hat{1}20$ days after the sale.

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

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

147689

(8-1,8-8,8-15) 14

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

15602 HUMBERSIDE WAY UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Wesley E. Lowe and Dana S. Lowe, dated August 25, 2006, and recorded in Liber 26703 at folio 16 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

SEPTEMBER 3, 2024 AT 9:32 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$44,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

147772 (8-15,8-22,8-29)

LEGALS

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

1099 WINTERSON ROAD, SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1301 FOREST LAKE COURT BOWIE, MD 20721

By authority contained in a Deed of Trust dated March 30, 2007 and recorded in Liber 27560, Folio 307, modified by Loan Modification Agreement recorded on May 26, 2010, at Liber No. 31722, Folio 412, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$440,000.00, 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

AUGUST 20, 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 \$40,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

> > (8-1,8-8,8-15)

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

1201 ROSEDALE COURT HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated November 19, 2019 and recorded in Liber 43114, Folio 593, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$75,000.00, and an interest rate of 5.050%, 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 sitsl. on

AUGUST 27, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$6,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

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147723 (8-8,8-15,8-22)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

805 DARIEN PLACE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 31, 2017 and recorded in Liber 40008, Folio 129, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,900.00, and an interest rate of 4.125%, 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

AUGUST 20, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 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

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(8-1,8-8,8-15)

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

7106 EAST SPRING STREET LANDOVER, MD 20785

By authority contained in a Deed of Trust dated March 27, 2017 and recorded in Liber 39713, Folio 315, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$322,500.00, and an interest rate of 6.839%, 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 emergence. gency, sale shall occur at time previously scheduled, on next day that court sits], on

SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$24,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147764

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**

13315 FORT WASHINGTON ROAD FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated October 22, 1991 and recorded in Liber 8099, Folio 406, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$272,000.00, and an interest rate of 9.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County 14735 Main St. Librar Marlboro cuit 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

SEPTEMBER 3, 2024 AT 11:30 AM

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

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

147765

(8-15,8-22,8-29)

(8-15,8-22,8-29)

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**

7114 E KILMER STREET **HYATTSVILLE, MD 20785**

By authority contained in a Deed of Trust dated February 13, 2006 and recorded in Liber 24384, Folio 489, , among the Land Records of Prince George's County, Maryland, with a maximum principal balance of \$264,000.00, and an interest rate of 6.300%, 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

SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 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

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147766 (8-15,8-22,8-29)

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LEGALS

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SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

4605 WHEELER ROAD OXON HILL, MARYLAND 20745

By virtue of the power and authority contained in a Deed of Trust from Margaret A. Scott and Estate of Turner M Scott, dated January 10, 2007, and recorded in Liber 27151 at folio 302 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

AUGUST 27, 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

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 \$27,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

147730(8-8,8-15,8-22)

LEGALS

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

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

12708 DUNKIRK DRIVE UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Denise R. Baggott, dated March 27, 2006, and recorded in Liber 24929 at folio 739 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

SEPTEMBER 3, 2024 AT 9:31 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in

such other form as the Substitute Trustees may determine, at their sole discretion, for \$26,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reintated or paid off the loan prior to the sale. The Substitute Trustees 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 assume the risk of loss for the property immediately after the sale. (Matter # 18-602644)

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

(8-15,8-22,8-29)

147728

147773

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

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

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

1023 DOWNING COURT BOWIE, MARYLAND 20721

By virtue of the power and authority contained in a Deed of Trust from Eric N Fields aka Erin N. Fields, dated September 15, 2017, and recorded in Liber 40054 at folio 167 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

AUGUST 27, 2024 AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole dissuch other form as the Substitute Trustees may determine, at their solic discretion, for \$26,000.00 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, any, shall be assumed by the purchaser from the date of sale. The purchaser shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred or the sale is not ratified by the court that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter #

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

(8-8.8-15.8-22)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VALERIE EGHOSA NEGBENEBOR

Notice is given that Michael Omosun, whose address is 3735 Swann Road, Suitland, MD 20746 was on July 19, 2024 appointed Personal Representative of the estate of Va-lerie Eghosa Negbenebor, who died on May 27, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2025.

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.

> MICHAEL OMOSUN Personal Representative

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

Estate No. 134108

<u>147706</u> (8-1,8-8,8-15)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARION ELIZABETH **GULLEDG WATKINS**

Notice is given that Karen Michelle Watkins-Lewis, whose address is 5106 Cornelias Prospect Drive, Bowie, MD 20720, was on August 13, 2020 appointed personal representative of the small estate of Marion Elizabeth Gulledg Watkins who died on July 11, 2020 with a

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

All persons having any objection to the appointment 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.

KAREN MICHELLE WATKINS-

Personal Representative

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

Estate No. 117678

(8-15)

147791

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

P.O. Box 1729 Upper Marlboro, Maryland 20773

In The Estate Of: DARYL KELLY ALI Estate No.: 132640

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the

You are hereby notified that a petition has been filed by Dianne L Carpenter 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 September 19,

2024 at 10:30 A.M. This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

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

147738

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF VIVIAN V THOMAS

Notice is given that Coletha T Luke, whose address is 4068 Hanson Oaks Drive, Landover Hills, MD 20784 was on May 31, 2024 appointed Personal Representative of the estate of Vivian V Thomas, who died on November 19, 2020 without

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

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

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

other delivery of the notice.

Personal Representative

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 133654

LEGALS

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Phyllis Walker, whose address is 7503 Riverdale

Road #2022, New Carrollton, MD

20784, was on July 24, 2024 appointed Personal Representative of the estate of Minnie E. Walker who

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 24th 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 the

(1) Six months from the date of the

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this

published notice or other written

notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within

two months from the mailing or

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

provided by law, is unenforceable

thereafter. Claim forms may be obtained from the Register of Wills.

UPPER MARLBORO, MD 20773-1729

Estate No. 134153

(8-15,8-22,8-29)

other delivery of the notice.

PHYLLIS WALKER

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

147775

Prince George's County

Personal Representative

died on June 10, 2024 with a will.

TO ALL PERSONS INTERESTED

IN THE ESTATE OF

MINNIE E. WALKER

tative or the attorney.

January, 2025.

following dates:

decedent's death; or

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY ELLWANGER WHITE

Notice is given that Susan G White, whose address is 19920 White Ground Road, Boyds, Maryland 20841, was on July 19, 2024 appointed Personal Representative of the estate of Nancy Ellwanger White who died on May 25, 2024 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 19th day of January, 2025.

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. Člaim forms may be obtained from the Register of Wills.

SUSAN G 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. 133989 147702 (8-1,8-8,8-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF TERRALL ELIZABETH CRUMLIN

Notice is given that Serena Crumlin, whose address is 3139 Dynasty Drive, District Heights, Maryland 20747 was on July 18, 2024 appointed Personal Representative of the estate of Terrall Elizabeth Crumlin, who died on June 9, 2024 without a will.

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

to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of January, 2025.

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.

SERENA CRUMLIN Personal Representative

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

147709

LEGALS

Estate No. 134017 (8-1,8-8,8-15)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **NORA C GOOLDY** AKA: NORA GOOLDY, NORA CECILIA GOOLDY

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Lane, Suite 218, Bowie, MD 20715, was on July 19, 2024 appointed Personal Representative of the estate of Nora C Gooldy who died on October 28, 2023 with 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 probate of the decedent's will) shall file January, 2025.

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:

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

PERRY BECKER

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

> Estate No. 131498 (8-1,8-8,8-15)

147701

POGNA GIRARDI

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHRISTINA S GIRARDI** AKA: CHRISTINA MARY SAM-

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

Notice is given that Vincent A Girardi, Jr, whose address is 12200 Raritan Lane, Bowie, Maryland 20715, was on October 27, 2023 appointed Personal Representative of the estate of Christina S Girardi who died on October 7, 2023 with a will.

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

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

VINCENT A GIRARDI, 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. 131130 (8-1,8-8,8-15)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARJORIE L. BILLINGSLEY-JAMAL

Notice is given that Charlita McMillan, whose address is 1204 42nd Place NW, Washington, DC 20019, was on July 31, 2024 appointed Personal Representative of the estate of Marjorie L. Billingsley-Jamal who died on July 17, 2024 with

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 31st day of January, 2025.

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.

CHARLITA MCMILLAN Personal Representative

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

Estate No. 134283 (8-15,8-22,8-29) <u>147778</u>

147782

KYM WISER Personal Representative

> Estate No. 134348 (8-15,8-22,8-29)

THE PRINCE GEORGE'S POST NEWSPAPER

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(8-8,8-15)

NOTICE OF APPOINTMENT

by contacting the personal representative or the attorney.

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

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

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

COLETHA T LUKE

CERETA A. LEE REGISTER OF WILLS FOR

147707 (8-1,8-8,8-15)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF GREGORY M PINKNEY SR

Notice is given that Sean Booker, whose address is 600 Mattawoman Way, Accokeek, MD 20607, was on August 2, 2024 appointed Personal Representative of the estate of Gregory M Pinkney Sr who died on July 5, 2024 with a ẃill.

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 2nd day of February, 2025. 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.

SEAN BOOKER

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

UPPER MARLBORO, MD 20773-1729 Estate No. 134191 (8-15,8-22,8-29) 147776

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED

IN THE ESTATE OF VIRGINIA LEE JACKSON Notice is given that Mark A Jack-

NOTICE OF APPOINTMENT

son, Jr, whose address is 61 Johns Road, Augusta, West Virginia 26704, was on July 29, 2024 appointed Personal Representative of the estate of Virginia Lee Jackson who died on June 13, 2024 with a will. Further information can be ob-

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

tained by reviewing the estate file in

the office of the Register of Wills or

January, 2025. 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.

MARK A JACKSON, JR Personal Representative

PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

147777

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 134044 (8-15,8-22,8-29)

Further information can be ob-

their objections with the Register of Wills on or before the 19th day of

(1) Six months from the date of the

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

Personal Representative

UPPER MARLBORO, MD 20773-1729

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELTON WISER JR Notice is given that Kym Wiser, whose address is 125 Drexel Drive, Millersville, Maryland 21108, was on August 2, 2024 appointed Per-sonal Representative of the estate of

Elton Wiser Jr, who died on June 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 bate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of February, 2025.

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 ob-tained from the Register of Wills.

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

Ralph W Powers Jr 5415 Water Street Upper Marlboro, MD 20772 301-627-1000

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **HERMA E. LAMBROS**

Notice is given that Barbara Lambros, whose address is 5216 Matanzas Way, Jacksonville, FL 33221, was on June 26, 2024 appointed Personal epresentative of the estate of Herma E. Lambros who died on December 31, 2023 with a will.

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

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

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

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

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

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

BARBARA LAMBROS Personal Representative

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

Estate No. 132229 (8-15,8-22,8-29) 147774

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Ann M Chap-

pelle, whose address is 11906 Crest-wood Turn, Brandywine, MD 20613,

was on July 29, 2024 appointed Personal Representative of the estate of Milton Lee Chappelle, who died on

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

contacting the personal represen-

All persons having any objection

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

their objections with the Register of Wills on or before the 29th 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

elivers to the creditor a copy of this

representative mails or otherwise

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.

TO ALL PERSONS INTERESTED

MILTON LEE CHAPPELLE

June 16, 2024 without a will.

tative or the attorney.

January, 2025.

the following dates:

decedent's death; or

IN THE ESTATE OF

Robert M. Burke Robert Burke Law Firm 300 Charles Street, P.O. Box 2283 La Plata, MD 20646 240-349-2768

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEONARD OSCAR DAVIS

Notice is given that Darryl A Davis, whose address is 2045 San Antonio Ave, Apt B, Alameda, CA 94501, was on June 17, 2024 appointed Personal Representative of the estate of Leonard Oscar Davis, who died on April 30, 2024 without

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

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

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

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

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

> DARRYL A DAVIS Personal Representative

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

147780

LEGALS

Estate No. 133820 (8-15,8-22,8-29)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Jan Dixon,

whose address is 3635 Elder Oaks Boulevard, Apt #1304, Bowie, MD 20716, was on August 6, 2024 appointed Personal Representative of the estate of Carl Dixon, who died on lune 1, 2024 without a will

on June 1, 2024 without a will.

Further information can be

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

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

their objections with the Register of

Wills on or before the 6th 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

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

A claim not presented or filed on

or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

other delivery of the notice.

IN THE ESTATE OF

tative or the attorney.

February, 2025.

the following dates:

decedent's death; or

CARL DIXON

LEGALS

Eric T. Fifer, Esquire Hassani, Focas & Fifer, P.A 22 West Pennsylvania Avenue, Suite 606 Towson, MD 21204 410-339-7313

CLARA JANE THOMPSON NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHARON A. ANDERSON

NOTICE TO UNKNOWN HEIRS

Notice is given that Bryan Anderson, whose address is c/o Hassani, Focas & Fifer, P.A., 22 West Pennsylvania Ave., Suite 606, Towson, MD 21204, was on July 30, 2024 appointed Personal Representative of the estate of Sharon A. Anderson, who died on February 22, 2019 without a will.

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

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

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.

> BRYAN ANDERSON Personal Representative

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

Estate No. 134260

147781 (8-15,8-22,8-29) NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOSEPH ROLAND DAVIDSON JR

Notice is given that Adrienne M Smith, whose address is 3545 Promenade Place #203, Waldorf, MD 20603, was on July 26, 2024 appointed Personal Representative of the estate of Joseph Roland David-son Jr, who died on May 31, 2024

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 26th day of January, 2025.

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.

ADRIENNE M SMITH Personal Representative

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

Estate No. 134034 147786 (8-15,8-22,8-29)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Ruth Wesley, whose address is 401 River Bend Road, Fort Washington, MD 20744, was on August 2, 2024 appointed personal representative of the small estate of Clara Jane Thompson who died on February 19, 2023 with a

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

All persons having any objection to the appointment 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.

RUTH WESLEY Personal Representative

CERETA A. LEE

REGISTER OF WILLS FOR Upper Marlboro, MD 20773-1729

Estate No. 132848 147760

(8-15)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CATHERINE CHAN THOMAS

Notice is given that Ling Swee Thomas, whose address is 7009 Gateway Blvd, District Heights, MD 20747, was on December 26, 2023 appointed personal representative the small estate of Catherine Chan Thomas, who died on July 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 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

> LING SWEE THOMAS Personal Representative

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

Estate No. 131537 147761 (8-15)

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF DYTHELIA M JONES

Notice is given that Shana L McCoy, whose address is 3606 Walters Lane, District Heights, MD 20747, was on August 2, 2024 appointed personal representative of the small estate of Dythelia M Jones, who died on June 14, 2024 without

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

All persons having any objection to the appointment 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

> SHANA L MCCOY Personal Representative

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

> Estate No. 134342 (8-15)

<u>147762</u>

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Dorothy L Perry, whose address is 1806 Camp-bell Drive, Suitland, MD 20746, was on July 31, 2024 appointed Personal Representative of the estate of Lawrence Elwood Perry, who died on March 13, 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 probate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 31st day of January, 2025.

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

(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.

the following dates:

decedent's death; or

LAWRENCE ELWOOD PERRY

IN THE ESTATE OF

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LINDA MICHELE TAYLOR

Notice is given that Brandon J Bruce, whose address is 14402 Quarry View Rd, Brandywine, MD 20613, was on July 16, 2024 appointed Personal Representative of the estate of Linda Michele Taylor, who died on May 14, 2024 without

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 16th day of January, 2025.

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.

BRANDON J BRUCE Personal Representative

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

Estate No. 134124 147785

(8-15,8-22,8-29)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHRISTINE MARIE MILLS

Notice is given that Alan King, whose address is 3407 Keir Dr, Suitland, MD 20746, was on August 2, 2024 appointed Personal Representative of the estate of Christine Marie Mills, who died on July 9, 2024 without a will.

Further information can be of 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 2nd day of February, 2025.

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.

ALAN KING Personal Representative CERETA A. LEE

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

147788

Estate No. 134336 (8-15,8-22,8-29)

Personal Representative CERETA A. LEE REGISTER OF WILLS FOR

DOROTHY L PERRY

Prince George's County P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

> Estate No. 132996 (8-15,8-22,8-29)

147789

PRINCE GEORGE'S POST EARLY DEADLINE

Due to the upcoming Monday, September 2nd, Labor Day Holiday, The Prince George's Post will have an early deadline for the September 5th, 2024 Edition. Deadline for ALL LEGAL ADVERTISING SUBMISSIONS AND

12:00 NOON on Thursday, August 29th, 2024.

NO EXCEPTIONS

ANN M CHAPPELLE Personal Representative

PRINCE GEORGE'S COUNTY Upper Marlboro, MD 20773-1729

147784

CERETA A. LEE REGISTER OF WILLS FOR

Estate No. 134128

(8-15,8-22,8-29)

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

147787

JAN DIXON

(8-15,8-22,8-29)

CERETA A. LEE

Estate No. 134291

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

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PRINCE GEORGE'S POST EARLY DEADLINE

Due to the upcoming Monday, September 2nd, 2024

Labor Day Holiday,

The Prince George's Post will have an early deadline for the September 5th, 2024 Edition.

Deadline for ALL LEGAL ADVERTISING SUBMISSIONS

AND

CANCELLATIONS is

12:00 NOON on Thursday, August 29th, 2024.

NO EXCEPTIONS

Proudly Serving Prince George's County Since 1932