August 22 – August 28, 2024 – The Prince George's Post – A7

# The Prince George's Post

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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 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 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 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 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

Estate No. 134233

(8-8,8-15,8-22) <u>147749</u>

#### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF 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 will.

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

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

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

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

TOMEKIA STARLING Personal Representative

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

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



#### 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 At-lantic Ave #1384, North Beach, MD 20714, was on July 16, 2024 ap-pointed Personal Representative of the estate of Charles Oscar Albright who died on June 4, 2024 with a will.

Archie L Palmore Esq 2302 Kirby Drive Temple Hills, MD 20748

LEGALS

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

301-345-3955

TO ALL PERSONS INTERESTED IN THE ESTATE OF **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 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 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.

CRAIG ALAN FLESHMAN Personal Representative

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

#### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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, 2024 with a will.

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 N 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 a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file heir objections with the Register of Wills on or before the 17th day of December, 2024.

Any person having a claim against the decedent must present the claim to the undersigned personal representative or file it with the Register of Wills with a copy to the 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 epresentative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

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,

2023 with a will.

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

Estate No. 134260 (8-15,8-22,8-29) 147781

REGISTER OF WILLS FOR

PRINCE GEORGE'S COUNTY

CERETA A. LEE

P.O. Box 1729

#### 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.

#### LEGALS

Eric T. Fifer, Esquire

Hassani, Focas & Fifer, P.A.

22 West Pennsylvania Avenue,

Suite 606

Towson, MD 21204

410-339-7313

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

Notice is given that Bryan Ander-

son, whose address is c/o Hassani Focas & Fifer, P.A., 22 West Pennsyl

vania Ave., Suite 606, Towson, MD

21204, was on July 30, 2024 ap-

pointed Personal Representative of

the estate of Sharon A. Anderson,

who died on February 22, 2019

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-

to the appointment (or to the pro-bate of the decedent's will) shall file

their objections with the Register of

Wills on or before the 30th day of

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-

igned, 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.

BRYAN ANDERSON

Personal Representative

UPPER MARLBORO, MD 20773-1729

other delivery of the notice.

All persons having any objection

TO ALL PERSONS INTERESTED IN THE ESTATE OF

SHARON A. ANDERSON

without a will.

January, 2025.

the following dates:

decedent's death; or

tative or the attorney.

James K Davis 10905 Fort Washington Road Suite 201 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 Gras-mere Court, Fort Washington, MD 20744, was on May 30, 2024 ap-pointed Personal Representative of the estate of Dorothy Ellen Givens, who died on December 8, 2023 without a will.

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

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

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

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

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

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

CECIL K GIVENS Personal Representative

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

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

147750

Estate No. 134159

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

147780

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal represen- tative or the attorney.	Cypress, TX 77429, as the Independ- ent Administrator of the Estate of Eleanor Delores Graham who died on December 28, 2020 domiciled in Texas, United States.
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 23rd day of January, 2025.	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 16th day of January, 2025.	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.	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 January, 2025.	All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of January, 2025.	The Maryland resident agent for service of process is Kim Prophet, whose address is PO Box 1244, Bowie, MD 20718.
Any person having a claim against	Any person having a claim against the decedent must present the claim	Any person having a claim against	Any person having a claim against	Any person having a claim against the decedent must present the claim	At the time of death, the decedent owned real or leasehold property in
the decedent must present the claim to the undersigned personal repre-	to the undersigned personal repre-	the decedent must present the claim to the undersigned personal repre-	the decedent must present the claim to the undersigned personal repre-	to the undersigned personal repre-	the following Maryland counties: PRINCE GEORGE'S COUNTY
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:	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:	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:	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:	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:	All persons having claims against the decedent must file their claims with the Register of Wills for Prince
(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	George's County with a copy to the foreign personal representative on or before the earlier of the following
(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.	(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.	(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.	(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.	(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 pretion	<ul> <li>dates:</li> <li>(1) Six months from the date of the decedent's death; or</li> <li>(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the</li> </ul>
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.	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.	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.	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. 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.	claim will be barred unless the cred- itor presents the claim within two months from the mailing or other de- livery of the notice. Claims filed after that date or after a date extended by law will be barred.
JEFFREY W. BLUFORD Personal Representative	TIMOTHY ALBRIGHT Personal Representative	MARK A FELDER Personal Representative	KATHLEEN BORKOWSKI Personal Representative	FRANCES G JENKINS Personal Representative	MICHELLE HIGHTOWER Foreign Personal Representative
Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. BOX 1729 UPPER MARLBORO, MD 20773
Estate No. 134202	Estate No. 133715	Estate No. 134045	Estate No. 131005	Estate No. 134147	Estate No. 133794
147740 (8-8,8-15,8-22)	147741 (8-8,8-15,8-22)	<u>147742</u> (8-8,8-15,8-22)	<u>147743</u> (8-8,8-15,8-22)	<u>147744 (8-8,8-15,8-22)</u>	<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 CANCELLATIONS is

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

**NO EXCEPTIONS** 

# **IT PAYS TO ADVERTISE**

# The

# Prince

# George's

# Post

PRINCE GEORGE'S COUNTY GOVERNMENT

> **Board of License** Commissioners

(Liquor Control Board) **REGULAR SESSION** SEPTEMBER 4, 2024

1. t/a Pleasant Liquors, Gurpreet Bhinder, President, Class A, Beer, Wine and Liquor, AJR Group, Inc., 5704 Martin Luther King Highway, Seat Pleasant, 20743. -Request for a Special Sunday Sales Permit.

- 2. t/a Marlton Liquors, Geetaben S. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Marlton Spirits, LLC, 9518 Crain Highway, Upper Marlboro, 20772. – Request for a Delivery Permit. Repre-sented by Robert Kim, Esquire.
- 3. t/a Azteca Restaurant, Diana Odett Bedolla Hernandez, President, Secretary, Treasurer Class B, Beer, Wine and Liquor, NSPKH, Inc., 15101 Baltimore Avenue, Suite 101, Laurel, 20707. - Request for a Special Entertainment Per-mit. Represented by Linda Carter, Esquire.
- 4. t/a Sonesta Select Greenbelt College Park, Kanwal Mac Singh, Member Manager, Linda Carter, Member, Authorized Person, Class B(BH), Beer, Wine and Liquor, MAC Hotels, LLC, 6301 Golden Triangle Drive, Greenbelt, 20770. – Request for a Special En-tertainment Permit. Represented by Linda Carter, Esquire.
- 5. t/a Doubletree by Hilton/La Curva Bar & Grill, Natacha Lyn Saint-Firmin, Authorized Per-son/Member, Class B(BH), Beer, Wine and Liquor, MHI Laurel West, LLC, 15101-15107 Sweitzer Lane, Laurel, 20707. - Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.

6. Henry W. Slice President, JoAnn Slice, Secretary/Treasurer, Bran-don H. Slice, Vice President, t/a Modern Liquors, 2358 Iverson Street, Temple Hills, 20748, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Rule and Regulation #35 – Trade Name of the Rules and Regulations of Prince George's County. R.R. No. 35 states: The Board of License Commissioners shall approve the trade name of a licensed premises. No Licensee shall use a trade name without Board approval. Requests for permission to change the trade name shall be submitted to the Board in writing, given the specific reason, if any, for the requested change. To wit: On Monday, June 24, 2024, at approximately 7:44 p.m., Inspector Kinney, conducted a Routine Inspection, at the Modern Liquors. Once inside the establishment, he noticed the name of the establishment on the license did not match the name on the signage located at the front entrance of Modern Liquors. The name on the signage only read the word Liquor. A violation was issued for this reason. The licensee is subject to all po tential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. 7. Tanetta Merritt, Authorized Person, Susan Vogel, Authorized Person, t/a La'Caj, 4531 Telfair Blvd, Camp Springs, 20746, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37(E) of the Rules and Regulations for Prince George's County. "Change in Mode of Operation" Specifi-cally, the establishment was having entertainment without an Entertainment Permit. "In the event a licensee decides to significantly alter the mode of operation contained in the original application approved by the Board, at the time of issuance of the license, such change must first be presented to the Board for approval. Changes in the mode of operation would include but not be limited to, entertainment, alteration of physical premises, and presentation of food, alcoholic beverages, seats, and / or physical environment both inside and outside of the licensed premises." To wit: On Wednesday, July 24, 2024, at approximately 9:15 PM, I, Inspector Kinney conducted a Routine Inspection at La'Caj, located at 4535 Telfair Blvd, Suite 109 and Suite 110, Camp Springs, MD 20746. Inspector Kinney entered La'Caj and requested to speak with the manager who was identified as Tanetta Merritt. During the inspection, it was observed that the establishment was providing entertainment (Live DJ controlling board), after 9:00 PM, without the required Special Entertainment Permit or Family Entertainment Permit as required by Rules and Regulations and provi-sions of the Annotated Code of Maryland. The licensee has had no previous violations in the past two years. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

#### LEGALS

of the Rules and Regulations for Prince George's County. "Change in Mode of Operation" Specifi-cally, the establishment was having entertainment without an Entertainment Permit. "In the event a licensee decides to significantly alter the mode of operation contained in the original application approved by the Board, at the time of issuance of the license, such change must first be pre-sented to the Board for approval. Changes in the mode of operation would include but not be limited to, entertainment, alteration of physical premises, and presentation of food, alcoholic beverages, seats, and/or physical environment both inside and outside of the licensed premises." To wit: On Wednesday, July 24, 2024, at ap-proximately 9:23 PM, Inspector Kinney conducted a Routine Inspection at Burgers@Apollo, lo-cated at 4531 Telfair Blvd, Suite 108, Camp Springs, MD 20746. In spector Kinney entered Burg-ers@Apollo and requested to speak with the manager who was identified as Dennis Green. During the inspection, it was observed that the establishment was providing entertainment (Karaoke), after 9:00 PM, without the required Special Entertainment Permit or Family Entertainment Permit as required by Rules and Regulations and provisions of the Annotated Code of Maryland. The licensee had one previous violation in the past two years for R.R. No.1 - Sale to Minor on July 19, 2023. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

9. Mozuenorinmi P. Okolie, Member-Manager, t/a Calabar Kitchen and Lounge, 3524 Crain Highway, Bowie, 20716, Class B, Beer, Wine and Liquor, is summonsed to show cause for non-payment of fines related to of R.R. No. 1 - Sale to Minor of the Rules and Regulations of Prince George's County. To wit: On Wednesday, March 13th, 2024, at approximately 8:30 pm, two female underage police explorers, (aged 17 and 18 years old) entered Calabar Kitchen and Lounge, located at 3524 Crain Highway, Bowie Md. 20716. Once inside the establishment, the underage operatives sat at the bar and ordered two (2) Margaritas from the server. After requesting to see the underage operative's IDs, the server conferred with a second server regarding the birthdates on the identification. After a brief discussion, the server proceeded to take the order and served the margaritas to the un-derage operatives. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said li-cense, which may include other violation(s) identified at the hearing. 10. Darnell Dinkins, Authorized Person, t/a House of Comedy and Jazz, 9430 Annapolis Road, Lanham, 20706, Class B, Beer, Wine and Liquor, is summonsed to show cause for non-payment of violation fines related to violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County. To wit: On Saturday, March 23, 2024, at approximately 9:15 pm, Liquor Inspector Clinkscale of the Board of License Commissioners, entered the House of Comedy and Jazz, located at 9430 Annapolis Road, Lanham, MD, to conduct an Entertainment Inspection. The inspection was generated from an anonymous tip that this establishment was providing entertainment without a permit. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of <u>14782</u>2 the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing. 11. Dandy Chukwuezi, Managing Member, t/a Base Restaurant, 5451 Annapolis Road, Hyattsville, 20710, Class B(DD), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of Section 26-208 of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R No. 26 B (7) & (14) The Board may suspend or revoke any license issued under the provision of the Alcoholic Beverage Article of the annotated Code of Maryland for any action(s) which, in the judgment of the Board, does not promote the peace and safety of the community in which the business is situated. Such action(s) include but are not limited to (7) Repetitive disturbances or disorders occurring on or about the licensed premises. (14) The commission of any act by the licensee, his/her agents, or employees that constitutes a danger to the peace and safety of the neighborhood. To wit: On or about the fol-lowing dates, July 22, 2023, June 10, 2024, July 7, 2024, and other dates throughout both years, the Prince George's County Police responded to the Base Restaurant, located at 5451 Annapolis Road, Hyattsville, MD 20710, for assault calls for service, shooting calls for service and other calls for service totaling approximately 42 calls for service. One shooting resulted with a bullet entering the wall of a private home. On another occa-

sion, an altercation started inside the establishment, spilled over into the parking lot, and resulted with a female patron being shot. For these reasons, the licensee is being summoned regarding danger to the peace and safety to the community. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) gov-erning said license, which may include other violation(s) identified at the hearing.

12. Jamil Jamaldinia, Managing Member, Mynor Hernandez, Managing Member, t/a The Greene Turtle, 15914 Crain Highway, Unit A, Brandywine, 20613, Class B(BLX), Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of the Rules and Regulations for Prince George's County R.R. No. 1 - Sales to Or Possession by Underage Persons and R.R. No. 32 - Inspections: Uncooperative. To wit: Ôn Thursday, July 25, 2024, at approximately 9:55 PM, Inspector Clinkscale, In-spector Kinney, and an 18-year-old underage operative (D.O.B. 05/10/2006) from the Prince Georges County Summer Youth Program conducted an Underage Compliance Inspection at the Greene Turtle, located at 15914 Crain Highway #A, Brandywine, Maryland 20613. Inspector Kinney and the underage operative entered Greene Turtle and took a seat at the bar. Once seated, the underage operative ordered a glass of Strawberry Mojito. The bartender, Sharif Holt, proceeded to make and furnish the drink to the underage patron without ask-ing for or checking her identification. The sale to the underage operative, witnessed by Inspector Kinney, was in direct violation of Section 6-304 and 26-2707 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule and Regulation #1: Sale to or Possession of Underage Person- A. a licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21. Additionally, the manager (Ashley Hunter) became rude and uncooperative, as she refused to provide the Inspectors with a to-go cup needed to confiscate the evidence and refused the request by the Inspectors to take the glass used to serve the underage operative. Ms. Hunter was informed that she was in direct violation of R.R. No. 32 – Inspections: All license holders, their agents, and employees, must cooperate with representatives of the Board of License Commissioners, members of the Police Department, Fire Authorities, Health Department, Department of Permitting, Inspections and Enforce-ment, Grand Jury, and Jury, representatives of other authorized agencies whenever any of these persons are on the licensed premises on official business and shall comply with any reasonable order of such authorities or other public authority designed to promote the health, safety and general welfare of the public at large. The licensee has had no previous violations in the past two years. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hear-

# CALL

# 301 627 0900



8. Tanetta Merritt, Member/ Authorized Person, t/a Burgers@ Apollo, 4531 Telfair Blvd Suite 108, Camp Springs, 20746, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation of R.R. No. 37(E)

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, September 4, 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 <u>http://bolc.mypgc.us</u> or you may email <u>BLC@co.pg.md.us</u> to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director August 15, 2024

vs.

(8-22,8-29)

#### LEGALS

#### NOTICE

DIANA THEOLOGOU, ET. AL. Substitute Trustees Plaintiffs

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, 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, be ratified and con-firmed, 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 El Amin, Clerk (8-15,8-22,8-29) 147792

#### 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 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 \$31,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147768

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#### 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 \$234,000.00, and an interest rate of 6.750%, 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

#### LEGALS

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

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

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

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

147799

#### LEGALS

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#### 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

#### LEGALS

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

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

#### 7721 FREDERICK ROAD HYATTSVILLE, MARYLAND 20784

By virtue of the power and authority contained in a Deed of Trust from Jose Ruben Esperanza, dated September 19, 2022, and recorded in Liber 48158 at folio 453 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 10, 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 \$28,000.00 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 5.875% 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 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 metropolitan district charges to be adjusted for the current year to the date of sale. The purchaser shall be assumed by the purchaser from the date of sale. The purchaser shall be assumed by the purchaser service and assumed thereafter by the purchaser. Solution agreement, filed bankruptcy, reinstated or paid off the loan prior to the s

#### 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

(8-22,8-29,9-5)

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LEGALS

#### 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 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>147770</u>

147767

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

#### 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.

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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#### SUBSTITUTE TRUSTEES' SALE OF VALUABLE

#### IMPROVED REAL ESTATE

#### 1511 WHISTLING DUCK DRIVE UPPER MARLBORO, MARYLAND 20774

By virtue of the power and authority contained in a Deed of Trust from Estate of Earl D. Day Jr. and Estate of Nadine D. Day, dated June 26, 2006, and recorded in Liber 25492 at folio 183 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 10, 2024

#### AT 9:30 AM

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

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$47,000.00 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 to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominum fees and/or moreowners 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 purchasee shall be to all ocumentary stamps, transfer taxes, and all settlement charges shall be orne by the purchaser 's ole rendy in law or equity shall be limited to

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

147800

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

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

#### 13914 NEW ACADIA LANE UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated March 2, 2009 and recorded in Liber 30476, Folio 132, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$503,216.00, and an interest rate of 2.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### LEGALS

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#### 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

147725

(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

#### 6507 FARMER DRIVE FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated December 9, 2004 and recorded in Liber 21587, Folio 171, , among the Land Records of Prince George's County, Maryland, with an original principal balance of \$232,000.00, 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

#### 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

147727

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

(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

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 10, 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 \$44,000.00 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 120 days after the sale.

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

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

#### SEPTEMBER 10, 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 \$27,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Substitute Trustees

Tidewater Auctions, LLC

(410) 825-2900

www.tidewaterauctions.com

#### 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. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147801

(8-22,8-29,9-5) 147802

<u>(8-22,8-29,9-5)</u> <u>147769</u>

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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, Mary-land 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 9:31 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 pur-chase 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. Insale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. In-terest 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 principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are un-able to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 19-602073)

#### 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

#### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

(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**

#### 15602 HUMBERSIDE WAY UPPER MARLBORO, MARYLAND 20774

#### Subject to the payment of Deferred Water and Sewer Facilities Charges in the annual amount of \$675.00 due on January 1st in each and every year.

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 Sub-stitute 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 Irust. The property is improved by a dwelling

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

Terms of Sale: A deposit in the form of cashier's or certified check, or in such other form as the Substitute Trustees may determine, at their sole discretion, for \$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 each day and a service of the property may be resold pursuant to an order of each day and a service of the property may be resold pursuant to an order of each day and a service of the property may be resold pursuant to an order of each day and a service of the property may be resold pursuant to an order of each day and a service of the property may be resold pursuant to an order of each day and a service of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of each day and the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pursuant to an order of the property may be resold pur 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, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 23-600644)

#### 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

#### NOTICE OF APPOINTMENT NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(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**

#### **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 Cir-cuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20722 Ifrom the Marlboro and Prince to Prince St. MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emer-gency, 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 condi-tions, 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 pur-chase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purhaser. Purchaser shall be responsible for obtaining physical posses of the property.

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

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

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

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

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

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#### LEGALS

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

<u>147723</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS **DTICE TO UNKNOWN HEIR** 

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MINNIE E. WALKER

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 died on June 10, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate 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 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.

PHYLLIS WALKER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-172 Estate No. 1341 147775 (8-15,8-22,8-2 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 Gre-gory M Pinkney Sr who died on July 5, 2024 with a will.

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

All persons having any objection to the appointment (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 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.

SEAN BOOKER Personal Representative

	CERETA A. LEE	
	REGISTER OF WILL	s For
	PRINCE GEORGE'S	County
	P.O. Box 1729	
9	UPPER MARLBORO	, MD 20773-1729
53		Estate No. 134191
<u>9)</u>	147776	(8-15,8-22,8-29)

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF VIRGINIA LEE JACKSON

Notice is given that Mark A Jackson, Jr, whose address is 61 Johns Road, Augusta, West Virginia 26704, was on July 29, 2024 appointed Per-sonal Representative of the estate of Virginia Lee Jackson who died on June 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.

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

CERETA A. LEE				
REGISTER OF WILL	s For			
PRINCE GEORGE'S	County			
P.O. Box 1729				
UPPER MARLBORO, MD 20773-1729				
	Estate No. 134044			
147777	(8-15,8-22,8-29)			

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 ap-pointed Personal Representative of the estate of Marjorie L. Billingsley-Jamal who died on July 17, 2024 with a will.

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

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

CHARLITA MCMILLAN Personal Representative

UPPER MARLBORO, MD 20773-1729 Estate No. 134283 <u>147778</u> (8-15,8-22,8-29)

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

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

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

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

KYM WISER Personal Representative

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

147782

TO ALL PERSONS INTERESTED

IN THE ESTATE OF MILTON LEE CHAPPELLE

Notice is given that Ann M Chappelle, whose address is 11906 Crestwood Turn, Brandywine, MD 20613, was on July 29, 2024 appointed Per-sonal Representative of the estate of Milton Lee Chappelle, who died on June 16, 2024 without a will.

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

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

ANN M CHAPPELLE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134128

147784 (8-15,8-22,8-29)

The Prince George's Post

Your Newspaper of Legal Record

Estate No. 134348

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

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

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

provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills. MARK A JACKSON, JR Personal Representative л т

#### 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**

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

#### SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 settle-ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

#### 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 County for Prince George's County, 14725 Main St. Upper Markhere 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 afore-said Deed of Trust. The property is improved by a dwelling.

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 other-wise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical posse ssion 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 sele should be the service and the sele should be write 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

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

COHN, GOLDBERG & DEUTSCH, LLC

LEGALS

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 com-plex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

#### SEPTEMBER 3, 2024 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any condi-tions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 settle-ment is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser with-out adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147765

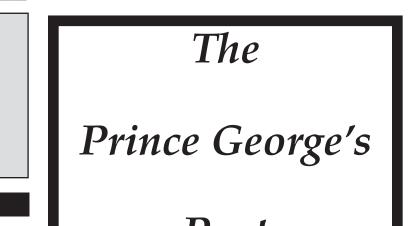
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147766

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

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



LEGALS

**LEGALS** 

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

#### 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 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 \$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 pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 2012-28535)

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 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 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 \$26,000.00 at the time of sale. If the noteholder and/or servicer cretion, 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 denosit will be forfeited as liquidated 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 Mamoundum of Salo. The purchaser will provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The pur-chaser shall be responsible for the payment of the ground rent escrow, if re-quired. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the bor-rower entered into a loan modification agreement, filed bankruptcy, rein-stated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are un-able to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall as-sume the risk of loss for the property immediately after the sale. (Matter # 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

147730

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

## Post

Newspaper

## Call

## 301-627-0900

**0**1

## Fax

301-627-6260

## Have

a

# Very Safe Weekend

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF **ROSE A SHADE**

Notice is given that Belinda Shade Moore, whose address is 3816 Lake-wood Place, Waldorf, MD 20602, was wood Place, Waldorf, MD 20602, was on August 6, 2024 appointed Per-sonal Representative of the estate of Rose A Shade who died on May 26, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of February, 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 under-signed on or before the earlier of the following dates:

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

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

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

BELINDA SHADE MOORE Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134312 (8-22,8-29,9-5) <u>147813</u>

#### LEGALS

will

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ANTHONY C SHULER AKA: ANTHONY CLAYTON SHULER

Notice is given that Anthony Shuler II, whose address is 2515 Grand Glen Rd, Richmond, VA 23223, was on August 9, 2024 ap-pointed Personal Representative of the estate of Anthony C Shuler, who died on July 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 represen-tative or the attorney.

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF MAURITZ DUANE SWANSON

Notice is given that Gregory Duane Swanson, whose address is 4801 Bolling Lane, Knoxville, TN 37919, was on August 8, 2024 appointed Personal Representative of the estate of Mauritz Duane Swanson who died on May 7, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of February, 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 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 that the claim within 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.

GREGORY DUANE SWANSON Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY		
P.O. Box 1729 Upper Marlboro, MD 20773-1729		
Estate No. 134070		
147814 (8-22,8-29,9-5)		

Notice is given that Vernessa Younger, whose address is 12306

Woodwalk Terrace, Mitchellville, MD 20721, was on August 13, 2024

appointed Personal Representative of the estate of Levern M Younger, who died on June 6, 2023 without 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 represen-

#### LEGALS

#### NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF INDIA WALLACE

Notice is given that Anthony D. Wallace, whose address is 15880 Prince Frederick Road, Hughesville, MD 20637, was on August 9, 2024 appointed Personal Representative of the estate of India Wallace, who died on January 19, 2000 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of February, 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 under-signed, on or before the earlier of the following dates:

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

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

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

ANTHONY D. WALLACE Personal Representative

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

	Estate No. 134206	
147815	(8-22,8-29,9-5)	147816

#### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF BOBBY RAY SMITH

Notice is given that Byron Smith, whose address is 27 Rock Creek La, Louisa, VA 23093, was on August 8, 2024 appointed Personal Represen-tative of the estate of Bobby Ray Smith, who died on June 20, 2024 without a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of February, 2025.

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF MORRIS MAURICE ISAAC AKA: MORRIS ISAAC

Notice is given that Carolle Isaac, whose address is 2213 Chapman Rd, Hyattsville, MD 20783, was on August 9, 2024 appointed Personal Representative of the estate of Morris Maurice Isaac, who died on November 25, 2020 without a will

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of February, 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 under-signed, on or before the earlier of the following dates:

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

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

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

CAROLLE ISAAC Personal Representative

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

> Estate No. 134399 (8-22,8-29,9-5)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CALVIN JOHN LEE JR

Notice is given that Linda Lee, whose address is 501 Main Street, #422, Laurel, MD 20707, was on May 22, 2024 appointed Personal Representative of the estate of Calvin John Lee Jr, who died on August 26, 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 22nd day of November, 2024.

Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed, on or before the earlier of

(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. Ćlaim forms may be ob-

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

NOTICE

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

Estate No. 130773

(8-22,8-29,9-5)

Plaintiffs

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY

other delivery of the notice.

LINDA LEE

CERETA A. LEE

P.O. Box 1729

147825

the following dates:

decedent's death; or

## тне

# PRINCE

**GEORGE'S** 

POST

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NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF LEVERN M YOUNGER

NOTICE TO UNKNOWN HEIRS

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 9th day of February, 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 under-signed, on or before the earlier of the following date: the following dates:

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

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

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

ANTHONY SHULER II Personal Representative

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

	Estate No. 134424
147820	(8-22,8-29,9-5)

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

**EUGENE A. STEVENS** 

#### Estate No.: 131140

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Adrienne Stevens-Bly 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 26**, 2024 at 10:30 A.M.

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

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

147807

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 13th day of February, 2025.

tative or the attorney.

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

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

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

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

VERNESSA YOUNGER Personal Representative

CERETA A. LEE REGISTER OF WILL PRINCE GEORGE'S O P.O. BOX 1729 UPPER MARLBORO,	County
	Estate No. 130381
147819	(8-22,8-29,9-5)

#### LEGALS

147821

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

#### **CLYDE E MILLER** Estate No.: 132547

#### NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

ү 0773-1729	Register of Wii Prince George' Cereta A. Lee P.O. Box 1729 Upper Marlbof Phone: (301) 95	s County 20, MD 20773-1729	Register of Wills for Prince George's County Cereta A. Lee P.O. Box 1729 Upper Marlboro, MD 20773-1729 Phone: (301) 952-3250	
(8-22,8-29)	147805	(8-22,8-29)	147806	(8-22,8-29

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

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

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

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

BYRON SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134397

(8-22,8-29,9-5)

Joe R Richbow, Arlene D Taliaferro

and George A Nook Defendants

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

#### CIVIL NO. CAEF14-32281

ORDERED, this 19th day of Au-gust 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the prop-erty at 2811 Lakehurst Avenue, Dis-trict Heights, Maryland 20747 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustoce he ratified and confirmed Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 19th 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 19th day of September, 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

(8-22,8-29,9-5)

### Subscription price is

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#### and Address

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P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MARY ROBINSON Estate No.: 132743 NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

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

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

(8-22,8-29)

147827

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

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

Notice is given that Barbara Lam-

bros, whose address is 5216 Matan-zas Way, Jacksonville, FL 33221, was on June 26, 2024 appointed Personal

Representative of the estate of Herma E. Lambros who died on De-

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 26th day of December, 2024.

Any person having a claim against

the decedent must present the claim

to the undersigned personal repre-sentative or file it with the Register

of Wills with a copy to the under-signed on or before the earlier of the following dates:

(1) Six months from the date of the

decedent's death, except if the dece-dent died before October 1, 1992, nine months from the date of the

(2) Two months after the personal

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

published notice or other written

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

creditor presents the claims within two months from the mailing or other delivery of the notice.

A claim not presented or filed on

or before that date, or any extension

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

tained from the Register of Wills.

BARBARA LAMBROS

REGISTER OF WILLS FOR

Personal Representative

decedent's death; or

IN THE ESTATE OF

HERMA E. LAMBROS

cember 31, 2023 with a will

tative or the attorney.

#### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF EDWARD CLAUDELL PRATT

Notice is given that Margaret Lomax, whose address is 1015 Agricopia Drive, La Plata, MD 20646, was on February 1, 2024 appointed Per-sonal Representative of the estate of Edward Claudell Pratt who died on January 7, 2024 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of August, 2024.

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

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

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

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

MARGARET LOMAX Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 132200 147810 (8-22,8-29,9-5)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

Notice is given that Deidre Y. Grant, whose address is 14721 Hampshire Hall Court, Upper Marl-

boro, MD 20772, was on August 6, 2024 appointed Personal Representa-tive of the estate of Margaret Dash who died on June 11, 2024 with a

IN THE ESTATE OF

MARGARET DASH

will.

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF

**ROBERT DUNCAN** 

Notice is given that Xantippe A Humphries, whose address is 14208 Wild Wood Court, Upper Marlboro, MD 20774, was on July 17, 2024 appointed Personal Representative of the estate of Robert Duncan who died on November 15, 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 represen-tative or the attorney.

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 17th day of 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 under-signed on or before the earlier of the following dates:

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

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

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

#### XANTIPPE A HUMPHRIES Personal Representative

CERETA A. LEE	
REGISTER OF WII	ls For
PRINCE GEORGE'S	5 COUNTY
P.O. Box 1729	
UPPER MARLBOR	o, MD 20773-1729
	Estate No. 131956
<u>147811</u>	(8-22,8-29,9-5)

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

**LEGALS** 

#### NOTICE TO UNKNOWN HEIRS TO ALL PERSONS INTERESTED IN THE ESTATE OF **REBECCA A BEAVER**

Notice is given that Diane E Keller, whose address is 18817 Briars Court, Olney, MD 20832, was on August 13, 2024 appointed personal representative of the small estate of Rebecca A Beaver who died on July 21 2024 with a will 21, 2024 with a will.

Further information can be ob-tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal 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 repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

#### DIANE E KELLER Personal Representative

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

Estate No. 134456

147804 (8-22)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF ANNA MAY WAGNER DURELL AKA: ANNA MAY DURELL

Notice is given that Stewart R Durell, whose address is 9419 Seven Locks Rd, Bethesda, MD 20817, was on August 9, 2024 appointed per-sonal representative of the small es-tate of Anna May Wagner Durell who died on April 28, 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 represen-tative or the attorney.

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

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

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

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

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

STEWART R DURELL Personal Representative

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

Estate No. 134422 147803 (8-22)

Anthony A. Saridakis 1684 East Gude Dr Ste 103

## NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID N. TUCKER

Notice is given that Anita Tucker Smoot, whose address is 8513 Red Wing Lane, Lanham, MD 20706, was on August 9, 2024 appointed Per-sonal Representative of the estate of David N. Tucker who died on June 5 2004 with a will 5. 2024 with a will.

Further information can be obtained by reviewing the estate file in

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 9th day of February, 2025.

(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.

tained from the Register of Wills.

Personal Representative

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

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

CERETA A. LEE

Estate No. 132229

147774 (8-15,8-22,8-29)

#### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LAWRENCE ELWOOD PERRY

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 represen-tative or the attorney.

#### LEGALS

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 CARL DIXON

Notice is given that Jan Dixon, Notice is given that Jan Dixon, whose address is 3635 Elder Oaks Boulevard, Apt #1304, Bowie, MD 20716, was on August 6, 2024 ap-pointed 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

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 Prom-enade 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 without a will.

urther informatio n can b tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

#### 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 a will.

Further information can b

Rockville, MD 20850-5336 301-251-0077 NOTICE OF APPOINTMENT

NOTICE TO UNKNOWN HEIRS

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

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

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Člaim forms mav be ob-

ANITA TUCKER SMOOT

CERETA A. LEE REGISTER OF WILLS FOR Estate No. 134416

<u>147808</u> (8-22,8-29,9-5)

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, Suit-land, MD 20746, was on August 2,

2024 appointed Personal Represen-tative of the estate of Christine

Marie Mills, who died on July 9,

Further information can be of

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of February, 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 under-signed on or before the earlier of the following dates: following dates:

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

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

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

DEIDRE Y. GRANT Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134002

(8-22,8-29,9-5)

147812

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

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

JAN DIXON Personal Representative CERETA A. LEE

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 134291 147787 (8-15,8-22,8-29)

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of Lanuary 2025 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 P.O. Box 1729 UPPER MARLBORO, MD 20773-1729

147786

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

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

BRANDON J BRUCE Personal Representative

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

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

2024 without a will.

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 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.

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)

147789

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 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.

DOROTHY L PERRY Personal Representative

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

Estate No. 132996

(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 CANCELLATIONS is

<u>12:00 NOON on Thursday, August 29th, 2024.</u>

**NO EXCEPTIONS** 

P.O. Box 1729 Estate No. 134034 Estate No. 134124 (8-15,8-22,8-29) 147785 (8-15,8-22,8-29)

# The Prince George's Post

Your Newspaper of Legal Record

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

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

## <u>AND</u> CANCELLATIONS is

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

**NO EXCEPTIONS** 

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

**Notice of Public Comment** Housing and Community Development **Draft Consolidated Annual Performance** and Evaluation Report - FY 2024

Under the guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the Prince George's County Department of Housing and Community Development (DHCD) has opened a 15-day public comment period and is making the Draft FY 2024 Consolidated Annual Performance and Evaluation Report (CAPER) available to the public for review and comment. The CAPER is used as an important tool that documents the County's achievements toward providing decent housing, suitable living environments, and expanding economic opportunities principally for low and moderate-income persons

The purpose of the notice of public comment is to gain public input and comment on the County's effort in meeting its goals and objectives described in the 2021-2025 Consolidated Plan for Housing and Community Development and the following Federal Programs' performance in addressing the goals and objectives of the FY 2024 Annual Action Plan, Community Development Block Grant (CDBG), Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) programs.

A copy of the draft CAPER will be available on August 22, 2024 through September 6, 2024 on the County's website at

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. Copies are also available by mail upon request.

Written comments may be sent to the Prince George's County Department of Housing and Community Development at 9200 Basil Court, Suite 306, Largo, Maryland, 20774 or via email to Ms. Shirley E. Grant, Chief Community Planning and Development Manager, segrant@co.pg.md.us.

For more information, please contact DHCD at 301-883-6511.

Prince George's County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of: Aspasia Xypolia, Director Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: August 22, 2024

147828

Serving Prince George's County

Since 1932

#### LEGALS

#### COUNTY COUNCIL HEARINGS COUNTY COUNCIL OF

PRINCE GEORGE'S COUNTY, MARYLAND NOTICE OF PUBLIC HEARINGS

**TUESDAY, SEPTEMBER 10, 2024** COUNCIL HEARING ROOM WAYNE K. CURRY ADMINISTRATION BUILDING 1301 MCCORMICK DRIVE, LARGO, MARYLAND https://pgccouncil.us/LIVE

#### 10:30 A.M.

Notice is hereby given that on Tuesday, September 10, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearing:

CR-064-2024 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (JUNE 2024 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

#### **LEGALS**

Notificación de Audiencia Pública Vivienda y Desarrollo Comunitario Borrador del Informe Anual Consolidado de Desempeño y Evaluación – Año fiscal 2024

Según las pautas establecidas por el Departamento de Vivienda y Desarrollo Urbano (HUD, por sus siglas en inglés) de los Estados Unidos, por la presente se notifica que el Departamento de Vivienda y Desarrollo Comunitario (DHCD, por sus siglas en inglés) del Condado de Prince George's ha abierto un período de audiencia pública de 15 días y pone a disposición del público el Borrador del Informe Anual Consolidado de Desempeño y Evaluación (CAPER, por sus siglas en inglés) del año fiscal 2024 para su revisión y formulación de comentarios. El Borrador del Informe Anual Consolidado de Desempeño y Evaluación (CAPER) se utiliza como una herramienta importante que documenta los logros del condado para proporcionar viviendas decentes, entornos de vida adecuados y ampliar las oportunidades económicas, principalmente para las personas con ingresos bajos y moderados.

El propósito de la notificación de audiencia pública es obtener las opiniones y los comentarios del público sobre los esfuerzos del Condado para cumplir sus metas y objetivos descritos en el Plan Consolidado para la Vivienda y el Desarrollo Comunitario para 2021-2025 y el desempeño de los siguientes programas federales en el cumplimiento de las metas y los objetivos del Plan de Acción Anual del año fiscal 2024, Subvención en Bloque para el Desarrollo Comunitario (CDBG, por sus siglas en inglés), Subvenciones para Soluciones de Emergencia (ESG, por sus siglas en inglés), y los programas de Asociación para la Inversión en Viviendas (HOME, por sus siglas en inglés).

Una copia del CAPER estará disponible desde el 22 de agosto de 2024 hasta el 6 de septiembre de 2024 en el sitio web del condado en www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/. También se pueden solicitar copias por correo.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George a 9200 Basil Court, Suite 306, Largo, Maryland, 20774 o por correo electrónico a la Sra. Shirlev E. Grant, gerente principal de Planificación y Desarrollo Comunitario, segrant@co.pg.md.us.

Para obtener más información, comuníquese con el Departamento de Vivienda y Desarrollo Comunitario (DHCD) al 301-883-6511.

El condado de Prince George's promueve de manera activa la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacional, discapacidad o situación familiar en la admisión o en el acceso a los beneficios de los programas o de las actividades.

Con la autorización de: Aspasia Xypolia, directora Condado de Prince George's Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 22 de agosto de 2024

147829

(8-22)

#### LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF PAULETTE YVONNE DAVIS

Notice is given that Darryl Ham-

Mode is given that Darryi Ham-mond, whose address is 5604 Gar-den Drive, Clinton, MD 20735, was on August 7, 2024 appointed Per-sonal Representative of the estate of Paulette Yvonne Davis, who died on July 11, 2024 without a will. Further information can be ob-

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

(8-22)

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY D M KETTLES

Notice is given that Lourdes-Marie Denise Kettles, whose ad-dress is 33 Tunic Ave, Capitol Heights, MD 20743, was on August 1, 2024 appointed Personal Repre-sentative of the estate of Mary D M Kettles, who died on June 25, 2024 without a will.

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

#### LEGALS

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

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

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

You must reclaim these vehicles by: 9/2/2024.

200

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197

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

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

	FORD GMC	F150 SIERRA	MD MD	T7149263 T7149263	1FTPX04504KC67911 1GTEC19X73Z358019	
JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739						
73 12 05	CHEVROLET BUICK CHEVROLET FORD MERCEDES-BENZ	EQUINOX IMPALA F-250 R-350			2CNDL73F066092711 4D37H3H110447 2G1WC5E35C1287662 1FTSW21P15EC76454 4JGCB65EX6A028613	
00					1,0000000000000000000000000000000000000	

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

1975 CADILLAC DEVILLE MD 8FLD28 6S69R62453937 P TRUCK MD 6DY2775 1GBHP32KXR3308016 1994 CHEVROLET FORWARD

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

1995	HONDA	CIVIC	MD	4BH2940	2HGEJ2227SH532178
2003	CHEVROLET	VENTURE	MD	94W489	1GNDX03E03D113603
1998	FORD	E-250	MD	3T5786	1FTNE2420WHC04841
2005	NISSAN	MAXIMA			1N4BA41E15C871492
1984	MERCEDES-BENZ	300			AB33A0EA008457
1998	TOYOTA	RAV4			JT3HP10V9W7080337
1996	GEO	PRIZM			1Y1SK5265TZ007779
2002	CHEVROLET	3500			1GCHG35R821237968
2003	MERCURY	GRAND-M	ARQU	IS	2MEFM75W53X663797
2011	JEEP	COMPASS			1J4NF1FB1BD149977
1992	CHEVROLET	SILVERAD	Э		2GCGK29K2N1267421
2016	MERCEDES-BENZ	GLE	VA	43926N	4JGED6EB3GA023747
2008	MERCEDES-BENZ	C300	DC	GG6465	WDDGF54X28F034991
2005	LEXUS	ES	VA	73928U	JTHBA30GX55066956
2004	BUICK	LESABRE	MD	4FF7838	1G4HR54K34U240316
2007	VOLVO	V50	ΤX	4357N69	YV1MW682X72316197
2016	NISSAN	ROUGE			JN8AT2MT6GW009650
2007	CADILLAC	STS	WV	805472	1G6DW677X70144206

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

2008	KIA	OPTIMA		KNAGE123685200129
2010	DODGE	CALIBER VA	TWE4296	1B3CB4HA9AD603066
1987	CHEVROLET	MONTE CARLO ME	45265N	1G1GZ11G4HP107683
2010	DONG	BOBCAT		54411369
2007	INFINITY	G35		JNKBV61E47M710897
2012	CHEVROLET	TRAVERSE		1GNKVJED5CJ148646
2018	DODGE	CHARGER		C3CDXBG7JH312211
2002	FORD	F250		1FTNX21F22EA13757
2013	FORD	ESCAPE AR	EX67562	1FMCU9H9XDUC43382
2012	CHEVROLET	EXPRESS		1GCUGADX5A1162907

	the 2018 Water and Sewer		uesignau	ons of prop-	tative or the attorney.	tative or the attorney.	2002 FORD F250 2013 FORD ESCAPE
Basin and Number <u>Piscataway</u>	Development Proposal/ Tax Map Location	Zoning Acres		<u>Requested</u> <u>Category</u>	All persons having any objection to the appointment (or to the pro- bate of the decedent's will) shall file their objections with the Register of Wills on or before the 7th day of February, 2025.	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 1st day of Feb- ruary, 2025.	2012CHEVROLETEXPRESS2006CHEVROLETSUBURB2014ALL-TERRAINCHALLE2016CARRY-ONTRAILEE1999FORDEXPLOR
24/P-02 Parker Farms District 9	80 single-family detached units with a minimum 3,000 SF of livable space and a minimum sale price of \$600,000. 132 F-3/4; 133 A-3/4; 142 F	180.27 AR & RR -1	5	4	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:	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:	2009     TOYOTA     SIENNA       2007     TOYOTA     CAMRY       2008     MERCEDES-BENZ     S550       1941     PONTIAC     TORPED       2008     DODGE     MAGNU       FORD     MUSTAM     2010       2010     TOYOTA     SIENNA
	& 143 A-1; Parcels 71, 87, 23	30 & 312			(1) Six months from the date of the decedent's death; or	(1) Six months from the date of the decedent's death; or	2002 LEXUX RX300 2009 NISSAN ALTIMA
24/P-03 1430 Farmington Road East	Two single-family detached units with a minimum 4,10 SF of livable space; minimu sale price to be determined 152 C-1; Parcel 46	0 RE Im	5	4	(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	(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	2009 TOYOTA CAMRY 1991 CHEVROLET CAPRICI <u>147830</u>
<b>District 9</b> 24/P-04 Saddle Ridge	Three single-family detache units with a minimum 1,384		5	4	the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.	the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.	The Princ
(P. 188) District 9	of livable space with a minimum 1,554. of livable space with a minim sale price of \$350,990. 144 C-4; Parcel 188				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.	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.	Prou Prince G Sii
Countywide Redesignatio	ns/				DARRYL HAMMOND Personal Representative	LOURDES-MARIE DENISE KETTLES Personal Representative	50
Map Amendments Water/Sewer Connection Confirmation					Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	Cereta A. Lee Register Of Wills For Prince George's County P.O. Box 1729 Upper Marlboro, MD 20773-1729	The following vehicle(s) have
District 8	Temple Hill Road		5	3	Estate No. 134297	Estate No. 134321	thority of Prince George's Cour hibiting unauthorized parking
	Henderson Road ory 3 – Community System ory 4 – Community System Ad	lequate for	5 Developme	<b>3</b> ent Planning	<u>147817 (8-22,8-29,9-5)</u>	<u>147818 (8-22,8-29,9-5)</u>	The owner(s) of said vehicle(s) twenty-one (21) days after the o violations and tow/storage char the validity of the towing and s twenty-one (21) days of such no Revenue Authority of Prince Ge

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

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

Category 5 - Future Community System Category 6 - Individual System

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

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

Donna I. Brown Clerk of the Council

ATTEST:

to testify is strongly encouraged.

147836

(8-22.8-29)

WANTED: Your Legal Ad Here! Advertise in The Prince George's Post! Call 301-627-0900 Today!

5	CHEVROLET	SUBURBAN
1	ALL-TERRAIN	CHALLENGER
5	CARRY-ON	TRAILER
9	FORD	EXPLORER
9	TOYOTA	SIENNA
7	TOYOTA	CAMRY
3	MERCEDES-BENZ	S550
1	PONTIAC	TORPEDO
3	DODGE	MAGNUM
	FORD	MUSTANG
)	TOYOTA	SIENNA
2	LEXUX	RX300
9	NISSAN	ALTIMA
9	TOYOTA	CAMRY
1	CHEVROLET	CAPRICE

1GNEC16Z66J116404 L0BUTRFY9E0001038 4YMCL1217GV012592 1FMZU34E4XZA62666 5TDZK23C79S227814 4T1BE46K67U516131 WDDNG86X38A193261 P6JA1171 2D4FV47T98H111384 7T01T28231D 5TDKK4CC3AS325420 JTJHF10U420284551 1N4AL21E79N494932 4T1BE46KX9U875906 1G1BN53E7MW201324

(8-22)

#### ce George's Post udly Serving George's County ince 1932

#### LEGALS

e been taken into custody by the Revenue Auounty for violation of County Ordinance pro-g within the County of Prince George's

s) have the right to reclaim the vehicle within e date of notice upon payment of all parking narges. 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: 9/3/2024.

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

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

2005	BMW	3251	DC	GR2773	WBABW33455PX83349
2013	CHEVROLET	SONIC	MD	1FC3832	1G1JA5SG3D4244080
2009	PORSHE	CAYENNE	MD	285523T	WP1AA29P79LA09527
2003	JEEP	LIBERTY	MD	8FJ6965	1J4GL48K43W671458

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

CAMRY VA TKD2859

2010 TOYOTA

METROPOLITAN TOWING INC

4T1BF3EK5AU045816

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

2005ACURATL2006MERCEDES-BENZ ML-350	VA	TKD2859	19UUA66255A046761 4JGBB86EX6A054179
147831			(8-22)

#### 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. Mun-ford, 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 represen-tative or the attorney.

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

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

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

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

KELVIN F. MUNFORD Personal Representative

147746

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

> Estate No. 132062 (8-8,8-15,8-22)

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

#### TO ALL PERSONS INTERESTED IN THE ESTATE OF TALMAGE G WILSON

AKA TALMAGE GREGORY WILSON JR

Notice is given that Hilda Branch, whose address is 3124 Gracefield Road, Apt 212, Silver Spring, MD 20904, was on August 8, 2024 ap-pointed Personal Representative of the estate of Talmage G Wilson who died on March 9, 2023 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th day of February, 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 underned on or befor e earli er of the

#### 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 appointed Personal Representative of the estate of Columbus Seacy Burrell who died on February 8, 2020 with a will

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

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

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

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

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

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) <u>147747</u>

#### LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF WANDA M BLALOCK

Notice is given that Jamar W Creech, whose address is 312 Mar-shall 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 will

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

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

#### **ORDER OF PUBLICATION**

SAAD BENKIRANE 2701 12th Street, S. Arlington, Virginia 22204

Plaintiff

NATIONAL READY CONCRETE ASSOC. a/k/a NATIONAL READY MIXED CON-CRETE ASSOCIATION 900 Spring Street Silver Spring, Maryland 20910

#### and

Vs.

UNKNOWN OWNER OF PROP-ERTY

5600 Branchville Road, Map 025, Grid F4, Parcel 146, Acct No. 21-2370633 the unknown owner's heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF PRINCE GEORGE'S Serve on: Rhonda L. Weaver County Attorney 1301 McCormick Drive Suite 4100 Largo, Maryland 20774

And all other persons having or claiming to have an interest in 5600 Branchville Road, Account Number 21-2370633

Defendants.

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-24-003646

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, 5600 Branchville Road, Account Number 21-2370633 and assessed to National Ready Concrete Association a/k/a National Ready Mixed Concrete Association, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

5600 Branchville Road, District 21, Map 025, Grid F4, Parcel 0146, Acct No.: 2370633

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing

a Complaint has elapsed. It is thereupon this 12th day of August, 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 a general circulation once a week for three successive weeks, before the 6th day of September, 2024, warning all persons interested in said property to be and appear in this Court by the 15th day of October, 2024, to redeem the property, 5600 Branchville Road, Account Number 21-2370633, and answer the Com-plaint of or thereafter a final decree rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, SAAD BENKIRAŇE, a title free and clear of all encumbrances, except for ground rents.

# **IT PAYS TO**

# **ADVERTISE**

The

# Prince

# George's

Post

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.

HILDA BRANCH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 Estate No. 128870

(8-22,8-29,9-5) 147809

#### 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 V.

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

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 147733 (8-8,8-15,8-22)

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

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

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

JAMAR 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 <u>147779</u> (8-15,8-22,8-29)

NOTICE

Edward S. Cohn Stephen N. Goldberg Richard E. Solomon Richard J. Rogers Christianna Kersey Michael McKeefery Kevin Hildebeidel 1099 Winterson Road, Suite 301 Linthicum Heights, MD 21090 Substitute Trustees, Plaintiffs

v.

Vetta J. Ridgeway-Fulks 6607 Dandee Lane Bowie, MD 20720

Defendant

#### In the Circuit Court for Prince George's County, Maryland Case No. CAEF20-09804

Notice is hereby given this 12th day of August, 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 12th day of September, 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 12th day of

September, 2024. The Report of Sale states the amount of the foreclosure sale price to be \$525,000.00. The property sold herein is known as 6607 Dandee Lane, Bowie, MD 20720.

MAHASIN EL AMIN Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin Él Amin, Clerk 147796 (8-22,8-29,9-5)

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

True Copy—Test: Mahasin El Amin, Clerk 147797 (8-22,8-29,9-5)

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

#### LEGALS

IN THE PROBATE COURT OF MADISON COUNTY, ALABAMA

IN THE MATTER OF THE ADOPTION PETITION OF SUE CAROL ANDERSON HARRIS WILLIAM THOMAS HARRIS, JR.

CASE NO. 80541

#### ORDER GRANTING PETITIONER'S NOTICE OF HEARING PUBLICATION

Petitioners, SUE CAROL ANDER-SON HARRIS and WILLIAM THOMAS HARRIS, JR. having filed a Notice of Hearing on their Petition for Adoption of Thomas Edward Hopkins, IV pursuant to Code of Al-abama 1975 §26-10A-17(c)(1), and it appearing to the Court that said pe-tition is in proper form, it is,

ORDERED, ADJUDGED AND DECREED BY THE COURT AS FOLLOWS:

1. That The Prince George's Post, publish this notice once a week for four (4) consecutive weeks, and thereafter file with the Court a copy of the notice so published and an affidavit of publication.

2. That said petition is hereby set for hearing on the 10th day of Octo-ber, 2024 at 10:00 o'clock a.m.

3. That any person having any ob-jection to the said petition make the same known in writing filed with this Court on or before the day and time of said hearing. time of said hearing.

DONE this the 6th day of August, 2024.

> Frank Barger JUDGE OF PROBATE

147823 (8-22,8-29,9-5,9-12)

# CALL

# 301 627 0900



v.

#### NOTICE

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

VS.

Paul D. Evans aka Paul David Evans and Estate of Wanda Machelle Leonard-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 Él Amin, Clerk

147731 (8-8,8-15,8-22)
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#### 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 represen-tative or the attorney.

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

#### NOTICE

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

Justin Erick Moore 1159 Booker Drive Capitol Heights, MD 20743 Defendant

#### 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 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 \$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 True Copy—Test: Mahasin El Amin, Clerk 147754 (8-8,8-15,8-22)

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 Ver-mont Ave, Landover, MD 20785, was on July 25, 2024 appointed Per-sonal 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 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

#### 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 (SMÅ) (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
- 20781 2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount Rainier,

#### LEGALS

In accordance with the provisions of the State Public Ethics Law, above, failure to file an affidavit before the close of business on Friday, August 30, 2024, may delay or prohibit consideration of your testimony by the District Coun-

For more information on the affidavits and ex parte 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** 

ATTEST: Gavin Cohen Secretary-Treasurer

<u>147793</u>

147824

(8-15,8-22)

#### LEGALS

#### OFFICIAL NOTICE OF RECONVENED MEETING

Woodview Village West Community Association announces the Reconvened Annual Meeting will be held Wednesday, September 11, 2024 at

The meeting will be held at the Lake Arbor Dean Room.



#### NOTICE OF PUBLIC HEARINGS

#### WSSC WATER WILL HOLD PUBLIC HEARINGS ON PRO-POSED FISCAL YEARS 2026-2031 CAPITAL IMPROVEMENTS **PROGRAM (CIP) BUDGET**

We want to hear from you. The Washington Suburban Sanitary Commission (WSSC Water) will hold two public hearings for the Proposed Fiscal Years 2026-2031 Capital Improvements Program (CIP) Budget. The six-year CIP proposes planning, design and construction investments to enable us to deliver safe, seamless and satisfying water service to our customers. The hearing dates and times are as follows:

> Montgomery County Wednesday, September 4, 2024, 7 p.m. Stella B. Werner Office Building **3rd Floor Hearing Room 100 Maryland Avenue** Rockville, MD 20850

(8-22)

o 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.

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

(8-8,8-15,8-22) <u>147745</u>

#### 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 pro-bate 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 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.

#### DIONNE JONES Personal Representative

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

Estate No. 134105

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

147752

(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) <u>147751</u>

#### NOTICE

Richard E. Solomon Richard J. Rogers Michael McKeefery Christianna Kersey Kyle Blackstone Jason Murphy Iohn 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 147732 (8-8,8-15,8-22)

- MD 20712
- 3. Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722
- 4. Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD 20782
- 5. 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: http://ethics.maryland.gov/wp-content/uploads/ filebase/local-gov/local-gov-forms/PGNO1.pdf

For entities: http://ethics.maryland.gov/wp-content/uploads/filebase/ local-gov/local-gov-forms/PGNO2.pdf

For agents: <u>http://ethics.maryland.gov/wp-content/uploads/filebase/</u> 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 Commission website at:

#### 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.'

Prince George's County Thursday, September 5, 2024, 7 p.m. Department of the Environment Building **Conference Room 140** 1801 McCormick Drive Largo, MD 20774

Visit wsscwater.com/fin for any updates or changes to the public hearing. Please contact WSSC Water as soon as possible at 301-206-8200 if your attendance at a meeting will require an accommodation under Title II of the Americans with Disabilities Act.

Copies of the preliminary draft of the proposed CIP will be available on the WSSC Water website at wsscwater.com/fin, at the WSSC Water Communications and Community Engagement Office, 14501 Sweitzer Lane, Laurel, MD 20707 or by phone at: 301-206-8100 by August 16, 2024.

Can't make the hearings? Submit written comments to BudgetGroup@wsscwater.com or by mail to the Budget Division Manager, WSSC Water, 14501 Sweitzer Lane, Laurel, MD 20707 by September 16, 2024. After public comment, the CIP will be transmitted to the County Executives and County Councils by October 1, 2024.

147798

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

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

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

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

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

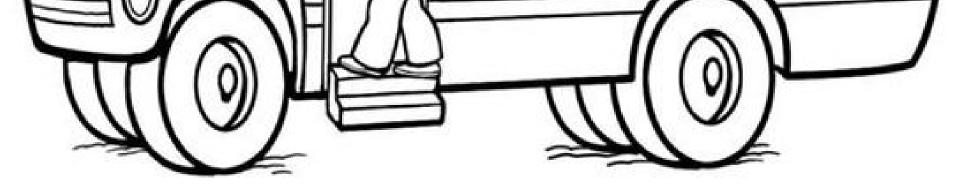
The following vehicles are located at 1309 Ritchie Road Capitol Heights, MD 20743 or 14610 B Old Gunpowder Road, Laurel, MD 20707

YEAR	MAKE	MODEL	VIN
2011	Jeep	Patriot	1J4NT1GB3BD175357
2003	Mercedes-Benz	CLK	WDBTJ75J23F035627
2009	Kia	Rio	KNADE223296578310
2012	Nissan	Altima	1N4AL2AP4CN455790
2017	Kia	Optima	5XXGV4L22HG158600
2010	Nissan	Altima	1N4AL2AP7AN433831
2007	Chevrolet	Impala	2G1WS58RX79407160
2014	Ford	Flex	2FMGK5B8XEBD12224
2000	Chevrolet	Impala	2G1WF55E9Y9103910
2002	Ford	Taurus	1FAFP53U12A172803
2008	Honda	Ridgeline	2HJYK16558H513527
2006	Buick	Lacrosse	2G4WD582761272135
2009	Toyota	Matrix	2T1KU40E89C134614
2020	Toyota	Corolla	5YFS4RCE5LP057572
2012	Buick	Lacrosse	1G4GA5ER8CF333561
2010	Ford	Explorer	1FMEU7DE2AUA26937
2009	Volkswagen	Tiguan	WVGBV95NX9W507349
2006	Toyota	Highlander	JTEDP21A460096025
2004	Chrylser	Town & Country	2C8GP64L74R575563
2001	Toyota	Corolla	1NXBR12E61Z456412
2017	Chevrolet	Trax	3GNCJLSB8HL201791
2006	Infiniti	G35	JNKCV54EX6M712470
2007	Chevrolet	Tahoe	1GNFK13047R161163
2013	Dodge	Durango	1C4RDJAG0DC679981
2004	Toyota	Corolla	JTDBR32E142030188
2006	Mazda	Mazda3	JM1BK32F361491222

147826

(8-22)

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# DRIVER'S PLEASE REMEMBER:

**B** E AWARE

**U** STAY ALERT**S** O KIDS DON'T GET HURT