

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

*Have a
Wonderful
and Safe
Weekend*

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,
Plaintiff
v.
CECELIA HANDY, single woman
Defendant(s)

In the Circuit Court for Prince George's County, Maryland Civil Case No. C-16-CV-24-003041

NOTICE is hereby given this 9th day of September, 2024, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 9th day of October, 2024; provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 9th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale to be \$ 72,363.64. The property sold herein is One 400,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George's County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147933 (9-12,9-19,9-26)
Superior Court of the District of Columbia
PROBATE DIVISION
2022 ADM 1366
DELORES O. MACKLIN, *Deceased*
JOYCE ANN WILLIAMS,
Petitioner/Attorney
J WILLIAMS LAW, LLC,
7981 EASTERN AVE #C4
SILVER SPRING, MD 20910
Notice of Standard Probate
(For estates of decedents dying on or after July 1, 1995)

Notice is hereby given that a petition has been filed in this Court by JOYCE ANN WILLIAMS AND THEADUS D. MARSHALL, for standard probate, including the appointment of one or more personal representatives. Unless a responsive pleading in the form of a complaint or an objection in accordance with Superior Court Probate division Rule 407 is filed in this Court within 30 days from the date of first publication of this notice, the Court may take the action hereinafter set forth. In the absence of a will or proof satisfactory to the Court of due execution, enter an order determining that the decedent died intestate. Appoint a supervised personal representative. Date of First Publication: September 19, 2024; /s/ JOYCE ANN. TRUE TEST COPY /s/ JUDGE CARMEN G. MCLEAN. Name of Newspaper: Prince George's Post. Pub. Dates: 9-19,9-26,10-3-2024
147935 (9-19,9-26,10-3)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Estate of James I. Cope Jr.
Defendant
IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL NO. CAEF21-12103

ORDERED, this 6th day of September 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 3614 Jeff Road, Upper Marlboro, Maryland 20774 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 7th day of October, 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 7th day of October, 2024, next.
The report states the amount of sale to be \$300,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147932 (9-12,9-19,9-26)

Erica T. Davis
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LUZ E. WOOFER

Notice is given that Elaine Valmonte-Tomek, whose address is 2855 Lafora Court, Vienna, VA 22180, was on August 20, 2024 appointed Personal Representative of the estate of Luz F. Woofter who died on October 28, 2023 with a will.
Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of February, 2025.

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

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

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

ELAINE VALMONTE-TOMEK
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134521
147910 (9-12,9-19,9-26)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
John Ansell
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.
Anna M. Zackrie,
a/k/a Anna Marie Zackrie
AND
Donald J. Hall
13914 New Acadia Lane
Upper Marlboro, MD 20774
Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003245

Notice is hereby given this 12th day of September, 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 14th day of October, 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 14th day of October, 2024.
The Report of Sale states the amount of the foreclosure sale price to be \$586,131.52. The property sold herein is known as 13914 New Acadia Lane, Upper Marlboro, MD 20774.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147969 (9-19,9-26,10-3)

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

In The Estate Of: GLADYS ELIZABETH HAWKINS
Estate No.: 132021
NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Charles D. Hawkins for judicial probate the copy of the will dated 10/04/2017 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on October 22, 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
147951 (9-19,9-26)

LEGALS

Mariela C. D'Alessio, Esq.
D'Alessio Law
6 North Park Drive, Suite 108
Hunt Valley, MD 21103
410-600-3721

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAELA SMITH

Notice is given that Ivory Richardson, whose address is 970 Meridian Ave., Apt. 26, San Jose, CA 95126, was on August 12, 2024 appointed Personal Representative of the estate of Michaela Smith, who died on January 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of February, 2025.

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

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

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

IVORY RICHARDSON
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133864
147917 (9-12,9-19,9-26)

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees
Plaintiffs
vs.
Jose Ruben Esperanza
Defendant

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

CIVIL NO. C-16-CV-23-005037

ORDERED, this 19th day of September 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7721 Frederick Road, Hyattsville, Maryland 20784 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 21st day of October, 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 21st day of October, 2024, next.
The report states the amount of sale to be \$227,000.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148024 (9-26,10-3,10-10)

LEGALS

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 6th day of September, 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 7th day of October, 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 7th day of October, 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 El Amin, Clerk
147931 (9-12,9-19,9-26)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LOGIS MAURICE PLATER

Notice is given that Thomas J Kokolis, whose address is 110 North Washington Street, Ste #500, Rockville, MD 20850, was on August 20, 2024 appointed Personal Representative of the estate of Logis Maurice Plater, who died on October 2, 2022 without a will.

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

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

THOMAS J KOKOLIS, ESQUIRE
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132866
147921 (9-12,9-19,9-26)

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

IN THE MATTER OF A PETITION FOR ADOPTION OF A MINOR

Adoption No. C-16-FM-23-005535

NOTICE TO UNKNOWN BIRTH FATHER

To: UNKNOWN BIRTH FATHER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. C-16-FM-23-005535. All persons who believe themselves to be a parent of a male child born March 9, 2016, in Prince George's County, Maryland, to CORI ALEXA DEMETREU, birth date May 10, 1995, shall file a written response. A copy of the Show Cause Order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in Prince George's County, at the Courthouse steps in Prince George's County, Maryland, and on the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

147970 (9-19,9-26,10-3)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.
Lesina Martin
7959 Riggs Road, Unit 1
Hyattsville, MD 20783
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-002888

Notice is hereby given this 19th day of September, 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 21st day of October, 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 21st day of October, 2024.
The Report of Sale states the amount of the foreclosure sale price to be \$62,000.00. The property sold herein is known as 7959 Riggs Road, Unit 1, Hyattsville, MD 20783.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148025 (9-26,10-3,10-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SUNDAY AMAMA OKORO

Notice is given that Miracle S Okoro, whose address is 405 Dennis Magruder Dr, Upper Marlboro, MD 20774, was on August 21, 2024 appointed Personal Representative of the estate of Sunday Amama Okoro, who died on January 31, 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 21st day of February, 2025.

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

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

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

MIRACLE S OKORO
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 128539
147920 (9-12,9-19,9-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ANGEL MIGUEL AGUILAR

Notice is given that Edwyn Mauricio Aguilar, whose address is 6713 Adelphi Rd, University Park, MD 20782-1425, was on September 16, 2024 appointed Personal Representative of the estate of Angel Miguel Aguilar, who died on August 31, 2024 without a will.

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

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

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

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

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

EDWYN MAURICIO AGUILAR
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134788
148008 (9-26,10-3,10-10)

LEGALS

Jordana Guzman
6990 Columbia Gateway Drive
Suite 240
Columbia, MD 21046
443-360-0066

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MATHEW M. PANICKER

Notice is given that Annamma Panicker, whose address is 7306 Olive Branch Way, Laurel, MD 20707, was on August 14, 2024 appointed Personal Representative of the estate of Mathew M. Panicker who died on February 15, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of February, 2025.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

ANNAMMA PANICKER
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133533
147911 (9-12,9-19,9-26)

Michelle D. Lee, Esquire
Law Office of Brian Gormley, LLC
10605 Concord Street, Suite 420
Kensington, Maryland 20895
240-514-2358

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH ANN LEE

Notice is given that James H. Rosemond, Jr., whose address is 102 Ellen Drive, Reserve, LA 70084, was on August 20, 2024 appointed Personal Representative of the estate of Ruth Ann Lee who died on September 24, 2012 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of February, 2025.

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

- (1) Six months from the date of the decedent's death, except if the decedent died before October 1, 1992, nine months from the date of the decedent's death; or
- (2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.

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

JAMES H. ROSEMOND, JR.
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 129696
147909 (9-12,9-19,9-26)



LEGALS

CareFirst BlueCross BlueShield Medicare Advantage HMO Update

CareFirst BlueCross BlueShield (CareFirst) Medicare Advantage (MA) will end two plans, CareFirst BlueCross BlueShield Advantage Core (HMO) and CareFirst BlueCross BlueShield Advantage Enhanced (HMO), on December 31, 2024, and will have alternative options in the market. CareFirst offered these MA plans to residents of specific counties in the State of Maryland, including Anne Arundel County, Baltimore County, Baltimore City, Carroll County, Frederick County, Harford County, Howard County, Montgomery County and Prince George's County. Current plan members will receive a letter notifying them of this change in October 2024, before the Annual Election Period (AEP), October 15 - December 7, 2024. During AEP, Medicare enrollees can make changes to their health and prescription drug coverage for the following year. CareFirst remains committed to providing affordable, accessible and equitable healthcare for all.

148030 (9-26,10-3,10-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECIL D EALY

Notice is given that William M Nash, whose address is 402 Donovan Way, Upper Marlboro, MD 20774, was on September 12, 2024 appointed personal representative of the small estate of Cecil D Ealy who died on August 23, 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.

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.

WILLIAM M NASH
Personal Representative

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

Estate No. 126228
147989 (9-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRA RONALD FRANCIS

Notice is given that Belinda M Francis, whose address is 806 Thurman Avenue, Hyattsville, MD 20783, was on September 11, 2024 appointed personal representative of the small estate of Ira Ronald Francis, who died on August 20, 2024 without a will.

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

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

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

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

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

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

BELINDA M FRANCIS
Personal Representative

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

Estate No. 134758
147991 (9-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY H VENUTO

Notice is given that James Venuto, whose address is 2105 Lewisdale Drive, Hyattsville, MD 20783, was on August 28, 2024 appointed Personal Representative of the estate of Shirley H Venuto, who died on November 12, 2007 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 28th day of February, 2025.

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

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

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

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

JAMES VENUTO
Personal Representative

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

Estate No. 110911
147965 (9-19,9-26,10-3)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
NORMA JEAN MOORE JACKSON**
Estate No.: 132424

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kevin Baldwin 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 **October 21, 2024 at 10:30 A.M.**

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

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

147956 (9-19,9-26)

LEGALS

David E. Grover, Esquire
401 North Washington St.,
Suite 500
Rockville, Maryland 20850
301-251-9310

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN RITA THOMPSON

Notice is given that Camille C. Latini, whose address is 7705 Meath Court, Glen Burnie, MD 21060, was on August 27, 2024 appointed Personal Representative of the estate of Helen Rita Thompson who died on August 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of February, 2025.

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

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

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

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

CAMILLE C. LATINI
Personal Representative

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

Estate No. 134437
147959 (9-19,9-26,10-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**VIRGINIA NELL BROWN
GUILFORD**

Notice is given that Charles A Guilford Jr, whose address is 12008 Berrybrook Terrace, Upper Marlboro, MD 20772, was on August 16, 2024 appointed Personal Representative of the estate of Virginia Nell Brown Guilford, who died on January 11, 2024 without a will.

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

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

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

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

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

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

CHARLES A GUILFORD JR
Personal Representative

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

Estate No. 132482
147918 (9-12,9-19,9-26)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
SADIE MAE JACKSON**
Estate No.: 131127

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Raymond Matthews for judicial probate the copy of the will dated 04/11/2003 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 22, 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

147954 (9-19,9-26)

Bonnie A. Travieso, Esquire
Travieso & Ziegler, LLC
600 Wyndhurst Avenue, Suite 246
Baltimore, Maryland 21210
410-323-6860

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELBA COZZO TURCOTTE

Notice is given that Ellen T. Sodano, whose address is 3616 Miller Road, Street, MD 21154, and Arthur F. Turcotte, whose address is 1915 Dana Drive, Adelphi, MD 20782, were on August 29, 2024 appointed Co-Personal Representatives of the estate of Melba Cozzo Turcotte who died on October 21, 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2025.

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

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

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

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

**ELLEN T. SODANO
ARTHUR F. TURCOTTE**
Co-Personal Representatives

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

Estate No. 132267
147915 (9-12,9-19,9-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THELMA L JAMES

Notice is given that Anyana M Martin, whose address is 10612 Elizabeth Parnum Pl, Upper Marlboro, MD 20772, was on August 5, 2024 appointed Personal Representative of the estate of Thelma L James, who died on May 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of February, 2025.

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

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

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

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

ANYANA M MARTIN
Personal Representative

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

Estate No. 134035
147919 (9-12,9-19,9-26)

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

**BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
PAUL GLIVINGS**
ESTATE NO: 133093

**PUBLIC NOTICE
TO CAVEAT**

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by LARHONDA ROBERTS, challenging the will dated December 8, 2023.

You may obtain from the Register of Wills the date and time of any hearing on this matter.

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

148017 (9-26,10-3)

*The
Prince
George's
Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

Have

a

Very

Safe

Weekend

THIS COULD BE

YOUR AD!

Call 301-627-0900

for a quote.

LEGALS

ORDER OF PUBLICATION

ADAM SILVEY

V. Plaintiff

PEARL SPEARS GRAY, PERS. REP. OF THE ESTATE OF JEROME J. S. JONES

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 JUNIPER TRAIL AQUASCO, MD 20608

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 JUNIPER TRAIL AQUASCO, MD 20608

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
C-16-CV-24-004229

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

All that property in Prince George's County described as: Lot 37.38 L55 48 F255, 5,000.0000 Sq. Ft. Eagle Harbor Bk 17, Assmt \$2,500 Lib 05572 FI 949, tax account no. 08-0843698, Deed ref. 5572/949 and assessed to JEROME J.S. JONES

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 9th day of September, 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 in Prince George's County once a week for three (3) successive weeks on or before the 4th day of October, 2024, warning all persons interested in the property to appear in this Court by the 12th day of November, 2024, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
147937 (9-19,9-26,10-3)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DONALD LEWIS SINGER

Notice is given that MARY MCCUTCCHAN, whose address is 10450 Lottsford Rd, Mitchellville, MD 20721, was on May 31, 2024 appointed Personal Representative of the estate of Donald Lewis Singer who died on August 31, 2023 with a will.

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

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

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

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

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

MARY MCCUTCCHAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132596
147960 (9-19,9-26,10-3)

ORDER OF PUBLICATION

ADAM SILVEY

V. Plaintiff

PHILLIP KARASIK, PERS. REP. OF THE ESTATE OF STANLEY A. HARRISON

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 HAWKINS DRIVE AQUASCO, MD 20608

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 HAWKINS DRIVE AQUASCO, MD 20608

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

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
C-16-CV-24-004230

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

All that property in Prince George's County described as: Lot 19.20, 4,605.0000 Sq. Ft. Eagle Harbor Bk 17, Assmt \$2,300 Lib 14827 FI 701, tax account no. 08-0837195, Deed ref. 14827/701 and assessed to STANLEY A. HARRISON

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 9th day of September, 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 in Prince George's County once a week for three (3) successive weeks on or before the 4th day of October, 2024, warning all persons interested in the property to appear in this Court by the 12th day of November, 2024, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
147938 (9-19,9-26,10-3)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF NANCY J WHITE

Notice is given that Christopher T White, whose address is 3002 Rose Valley Dr, Fort Washington, MD 20744, was on September 10, 2024 appointed Personal Representative of the estate of Nancy J White who died on August 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2025.

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

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

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

CHRISTOPHER T WHITE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134736
147961 (9-19,9-26,10-3)

LEGALS

ORDER OF PUBLICATION

ADAM SILVEY

V. Plaintiff

DAVID A. WILKINS

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as:)

0 SHAMROCK AVENUE CAPITOL HEIGHTS, MD 20743

AND

PRINCE GEORGE'S COUNTY, MARYLAND

SERVE: RHONDA L. WEAVER, COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE PROPERTY:

0 SHAMROCK AVENUE CAPITOL HEIGHTS, MD 20743

The unknown owner's heirs, devisees, and Personal Representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest

Defendant(s)

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
C-16-CV-24-004232

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

All that property in Prince George's County described as: Lot 39 Ex Fr 1 00 Sq Ft, 3,274.0000 Sq.Ft. Spaulding Heights Bld 5, Assmt \$500 Lib 05458 FI 717, tax account no. 06-0576983, Deed ref. 5458/717 and assessed to DAVID A. WILKINS

The Complaint states, among other things, that the amounts necessary for redemption have not been paid, although more than six (6) months and a day from the date of sale has expired.

It is thereupon this 9th day of September, 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 in Prince George's County once a week for three (3) successive weeks on or before the 4th day of October, 2024, warning all persons interested in the property to appear in this Court by the 12th day of November, 2024, and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
147940 (9-19,9-26,10-3)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
Kyle Blackstone
Kathleen Young
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs

v.

Memuna Kargbo

AND

Isatu Kargbo
n/k/a Isatu Basiru Bah,
a/k/a Isatu Salia

AND

Mayeni Kargbo

3503 65th Avenue
Hyattsville, MD 20784
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-23-005929

Notice is hereby given this 12th day of September, 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 14th day of October, 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 14th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$288,000.00. The property sold herein is known as 3503 65th Avenue, Hyattsville, MD 20784.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147968 (9-19,9-26,10-3)

NOTICE

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

v.

Nathaniel Risch, Esq., Personal Representative for the Estate of James Patten
7106 East Spring Street
Landover, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-002528

Notice is hereby given this 12th day of September, 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 14th day of October, 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 14th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$275,000.00. The property sold herein is known as 7106 East Spring Street, Landover, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147966 (9-19,9-26,10-3)

NOTICE

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

v.

Kathrina Bridges, Personal Representative for the Estate of Henry Wooten
7114 E Kilmer Street
Hyattsville, MD 20785
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-001663

Notice is hereby given this 12th day of September, 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 14th day of October, 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 14th day of October, 2024.

The Report of Sale states the amount of the foreclosure sale price to be \$252,165.26. The property sold herein is known as 7114 E Kilmer Street, Hyattsville, MD 20785.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
147967 (9-19,9-26,10-3)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CLARENCE W JOHNSON JR

Notice is given that Della Worsley-Johnson, whose address is 5805 Mentana St, Hyattsville, MD 20784, was on August 28, 2024 appointed Personal Representative of the estate of Clarence W Johnson Jr, who died on June 3, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2025.

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

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

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

DELLA WORSLEY-JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134605

147964 (9-19,9-26,10-3)

LEGALS

Nickey Earline Patterson
6710 Oxon Hill Road Suite 210
Oxon Hill, MD 20745
202-709-6726

Renunda Lee
1210 Kings Tree Drive
Bowie, MD 20721
202-486-3138

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SUZANNE LYNN PLOURDE

Notice is given that Stephen G. Plourde, whose address is 12600 Thoreau Drive, Chesterfield, VA 23832, was on August 30, 2024 appointed Personal Representative of the estate of Suzanne Lynn Plourde, who died on April 20, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2025.

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

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

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

STEPHEN G. PLOURDE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133816

147963 (9-19,9-26,10-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RAPHAEL H MINGO

Notice is given that Kim Elizabeth Austin, whose address is 1227 Sequoia Lane, Princeton, TX 75407, was on September 10, 2024 appointed Personal Representative of the estate of Raphael H Mingo, who died on May 7, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2025.

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

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

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

KIM ELIZABETH AUSTIN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134350

147962 (9-19,9-26,10-3)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ANITA YOLANDA BUSH
Estate No.: 132201

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 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

147946 (9-19,9-26)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
SANDRA J. DEFEQ
Estate No.: 133394

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are

LEGALS

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

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

**1 DELL PLACE
LAUREL, MARYLAND 20707**

By virtue of the power and authority contained in a Deed of Trust from Francisco Chavarria, dated July 13, 2007, and recorded in Liber 28423 at folio 640 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

**OCTOBER 15, 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 \$41,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title, or the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 19-603116)

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

147986 (9-26,10-3,10-10)

LEGALS

**LEGAL NOTICE
CITY OF BOWIE, MD**

Ordinance O-8-24 Amending Chapter 26 "Zoning," Article II, Sec. 26-48 "Final Decision of City Council" of the Code of the City of Bowie to Clarify the Timing of Actions Required of the City Council Regarding Recommendations of the Advisory Planning Board.

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on September 16, 2024.

Alfred D. Lott
City Manager

147987 (9-26)

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**

**7709 GREYMONT STREET
LANDOVER, MD 20785**

By authority contained in a Deed of Trust dated April 20, 2007 and recorded in Liber 28422, Folio 724, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$158,000.00, and an interest rate of 8.250%, 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

OCTOBER 1, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,900.00 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

147903 (9-12,9-19,9-26)

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**

**6942 HANOVER PARKWAY UNIT #201
GREENBELT, MD 20770**

By authority contained in a Deed of Trust dated June 24, 2022 and recorded in Liber 47950, Folio 272, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$165,000.00, and an interest rate of 15.000%, 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

OCTOBER 15, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147985 (9-26,10-3,10-10)

**A SUMMARY OF HYATTSVILLE ORDINANCE 2024-04 – Stop
Sign Monitoring Systems in School Zones**

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2024-04 Stop Sign Monitoring Systems in School Zones on September 16, 2024. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends the City Chapter 114, Article II Traffic Regulations to Add Section 114-10, Stop Sign Monitoring Systems in School Zones

The Ordinance is effective on October 6, 2024. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2024-04 Stop Sign Monitoring Systems in School Zones in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

148019 (9-26,10-3)

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**

**4114 MARBOURNE DRIVE
FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated February 8, 2008 and recorded in Liber 29370, Folio 290, modified by Loan Modification Agreement recorded on June 28, 2017, at Liber No. 39787, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$225,000.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 15, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$16,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

147984 (9-26,10-3,10-10)

*The
Prince
George's
Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

Have

a

Very

Safe

Weekend

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners (Liquor Control Board)

REGULAR SESSION

OCTOBER 9, 2024

- t/a La Licoreria Wine and Liquor**, Vikram Kansal, Member-Manager, Jeevindra S. Rana, Member Class A, Beer, Wine and Liquor, United Wine and Spirits, LLC, 8038 New Hampshire Avenue, Langley Park, 20783. – Request for a Delivery Permit. Represented by Robert Kim, Esquire.
- t/a Oxon Hill Liquor**, Samranjit S. Gosal, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Jattputt, Inc., 6369 - 6371 Livingston Road, Oxon Hill, 20745. – Request for a Delivery Permit.
- t/a Brandywine Liquors**, Mukeshkumar Patel, Managing Member, Class A, Beer, Wine and Liquor, Savita, LLC, 14121 Brandywine Road, Brandywine, 20613. – Request for a Delivery Permit. Represented by Robert Kim, Esquire.
- t/a Urban Crab Boil**, Kai Tang President/Treasurer, Meng Wei Wang Vice President/Secretary, Class B(BLX), Beer, Wine and Liquor, Crazy Crab Brandywine, Inc. 3310 Donnell Drive, Forestville, 20747. – Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- t/a Levi's Restaurant in Clinton**, Wang Koo Lee, President/Treasurer, Seung Mi Lim, Vice President/Secretary, Class B(BLX), Beer, Wine and Liquor, FTM, Inc., 6410 Coventry Way, Clinton, 20735. – Request for a Special Entertainment Permit.
- t/a JCK Bar & Lounge**, Novelette Ashmeade, President, Class B, Beer, Wine and Liquor, Jamaica Country Kitchen, LLC 7572 Annapolis Road, Hyattsville, 20784. – Request for a Special Entertainment Permit.
- Girishbhai B. Patel**, Sole Member, **t/a The Liqueur Junction**, 11201 S. Crain Highway, Cheltenham, 20623, Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation, of the Rules and Regulations for Prince George's County RR No. 1- SALES TO OR POSSESSION BY UNDERAGE PERSONS. To wit: On Friday, July 19, 2024, at approximately 7:10 pm, Inspector Hamilton, Inspector Kinney and an 18-year-old underage operative (D.O.B. 05/10/2006) from the Prince Georges County Summer Youth Program conduct an Underage Inspection at The Liqueur Junction, located at 11201 Crain Highway, Cheltenham, Maryland 20623. The underage operative entered the establishment and proceeded to the counter to purchase one pack of Cutwater Lemon Drop Martini. The salesperson behind the counter sold the pack of Cutwater Lemon Drop Martini to the minor without requesting or viewing 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. The licensee has no previous violations in the past two years.
- Qi Wen Yu**, President/Secretary, Wen Jie Zhang, Vice President/Treasurer, **t/a Three Road Liquors**, 13704 Brandywine Road, Brandywine, 20613 Class A, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation, 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. To wit: On July 25, 2024, at approximately 7:25 pm, Inspector Clinkscale, Inspector 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 Inspection at Three Road Liquor located at, 13704 Brandywine Road, Brandywine, MD 20613. Once inside the establishment, the underage employee purchased a bottle of Ciroc 750ml from employee Robert Proctor without requesting to see the underage patron's identification. There was a monetary exchange of a \$20 bill. Inspector Clinkscale witnessed the underaged employee purchasing the bottle of Ciroc from Mr. Johnson. The sale to the underage operative, 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. The licensee has no previous violations in the past two years.
- Jemima Ablorh**, Member, **t/a Aroma Ultra Lounge**, 4000 Town Center Blvd, Bowie, 20716, Class

B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation, of Maryland Annotated Code 6-304 selling alcoholic beverages to an individual under the age of twenty-one and R.R. No. 1 Sales to a minor of the Rules and Regulations for Prince George's County. To wit: On Thursday, August 22, 2024, at approximately 8:10 PM, Inspector North and an 18-year-old underage operative (Ms. Beale-Chase D.O.B. 05/10/2006) from the Prince Georges County Summer Youth Program conducted an Underage Compliance Inspection at the Aroma Lounge, located at 4000 Town Center Blvd, Bowie, Maryland 20716. Once seated, the underage operative ordered a glass of Rum Punch. The bartender, Sharif Holt, proceeded to make and furnish the drink to the underage patron without asking for or checking her identification, which is a violation of R.R. #1, Sales to Minor, Selling, providing, or furnishing alcoholic beverages to a person under the age of 21. 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. Failure to obey this summons may result in you being held in criminal contempt of Court, and a warrant may be issued for your arrest and/or attachment against you in accordance with the Alcoholic Beverage Article of the Annotated Code of Maryland. Furthermore, the licensee was previously found in violation of on 2/18/23, R.R. No 7 Consumption of Bottle Goods on the Licensed Premises was fined \$10,000, On 2/3/23, R.R. No 37 Change in Mode of Operation and was fined \$7,500. Lastly, on 11/10/22 R.R. No 37 Change in Mode of Operation and was fined \$5,000.

- Kai Tang**, President/Treasurer, Meng Wei Wang, Vice President/Secretary, **t/a Urban Crab Boil**, 3310 Donnell Drive, Forestville, 20747, Class B(BLX), Beer, Wine, and Liquor, is summonsed to show cause for an alleged violation, R.R. No. 37(E) of the Rules and Regulations for Prince George's County. "Change in Mode of Operation" -Specifically, "based on the anonymous complaint from the public and investigative work, it was found to be in direct violation of Rules and Regulation #37 (E), Alterations and Additions: 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 Sunday, August 18, 2024, at approximately 9:30 pm, Inspector North, conducted a Special Assignment at Urban Crab Shack, located at 3310 Donnell Drive, Forestville, MD 20747. The Board of License Commissioners (BOLC) received an anonymous complaint that Urban Crab Boil was operating beyond the scope of their approved BOLC alcoholic beverage license by having a live band after the hours of 9:00 pm, which is in direct violation of RR # 37 (E) Change in mode of Operation (having entertainment without entertainment license). In this case, the establishment was having entertainment without an authorized BOLC Entertainment Permit. The licensee had a previous violation dated January 01, 2023, for RR #1 Sale to a minor, fined \$1,500. Represented by Linda Carter, Esquire.
- Leon S. Bathersfield**, President/Treasurer, Vaughn Jordan, Vice President/Secretary, **Taste of the Caribbean**, 505 A Hampton Park Blvd., Capitol Heights, 20743, Class B, Beer, Wine and Liquor, is summonsed to show cause for an alleged violation, R.R. No. 37(E) of the Rules and Regulations for Prince George's County. "Change in Mode of Operation" -Specifically, "In the event a licensee decides to significantly alter the mode of operation and the format of presentation of alcoholic beverages to the public from that 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 Friday, August 16, 2024, at approximately 11:20 PM, Inspectors Kinney and Caraway entered Taste of the Caribbean, located at 505 A Hampton Park Blvd, Capitol Heights, MD 20743 to conduct an Entertainment Inspection. Upon approaching the Taste of the Caribbean, we observed patrons entering and exiting the establishment. Once inside, we observed patrons were being carded at the door by one security personnel. While outside the establishment, both Inspectors Kinney and Caraway observed active entertainment, to include music being played by a DJ and patrons drinking. Patrons were actively consuming alcoholic beverages inside and outside the establishment. During our inspection, we noticed a tent set up in the parking lot. Additionally, we observed a patron exiting the establishment with a glass bottle of Corona in hand and walking towards his vehicle in the parking lot which is a direct violation of Rules and Regulations #37 - Alteration and Additions (Change in Mode of Operation). The licensee had a previous violation dated January

01, 2023, for RR #1 Sale to a minor, fined \$1,500. Represented by Robert Kim, Esquire.

12. **Kevyn Scott**, CEO, **Candice Scott**, COO, **t/a Blaze Pizza**, 15431 Excelsior Drive, Bowie, 20716, Class D, Beer and Wine, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and Rule 26 of the Rules and Regulations for Prince George's County. To wit: That on or about October 5, 2023, an application for a new Class DW, Beer and Wine was filed, that on or about December 19, 2023, approval by the Board was granted to the issuance of the license; the license has not been placed in operation after 6 months following being granted approval. The licensee is subject to all potential penalties identified in the Alcoholic Beverage Article, Rule 26 of the Rules and Regulations for Prince George's County and any other provision(s) governing said license, which may include other violation(s) identified at the hearing.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, October 9, 2024. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
September 18, 2024

148026 (9-26,10-3)

TOWN OF UNIVERSITY PARK CHARTER RESOLUTION 24-CR-01

On September 16, 2024, the Common Council adopted, and on September 18, 2024, the Mayor signed, Charter Resolution 24-CR-01, to amend the Charter of the Town of University Park by repealing and re-enacting Article IV, "Powers of Mayor and Common Council", Section 401, "Powers and Duties of Mayor", and Article VI, "Finance", Section 607, "Checks", and by enacting Article VII, "Administration", Section 710, to authorize the exercise of day-to-day administration for the Town by a Town Administrator, to make resulting changes, and to clarify that all office, department and agency heads serve at the pleasure of the Mayor and Common Council.

A copy of the Charter Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until October 29, 2024. The Charter Resolution will take effect on November 5, 2024, unless petitioned to referendum in a manner prescribed by law.

MAYOR AND COMMON COUNCIL
TOWN OF UNIVERSITY PARK
By: Laurie K. Morrissey, Mayor

Suellen M. Ferguson, Esq.
Town Attorney

148023 (9-26,10-3,10-10-17)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF LEWIS A. MOYE

Notice is given that Andrea D. Moye, whose address is 6826 Ashleys Crossing Ct, Temple Hills, MD 20748, was on September 16, 2024 appointed personal representative of the small estate of Lewis A. Moye who died on May 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 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.

ANDREA D. MOYE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134744
147988 (9-26)

LEGALS

ORDER OF PUBLICATION

ABEBAW BOGALE
8715 1st Avenue, Apt 1232C
Silver Spring, MD 20910

Plaintiff
v.
CAMP RICHARD V, et al.
11704 Amkin Drive
Clifton, VA 20124
Defendant

All other persons having or claiming to have an interest in property described as 1836 Metzzerott Road, Hyattsville, MD 20783 (Account No. 1939503)

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
C-16-CV-24-001789

COMES NOW, Plaintiff, Abebaw Bogale, by and through his attorneys, Kurt P. Roper, Esq., and the Law Offices of Roper & DiBlasio, LLC, file this Order of Publication, and in support thereof, respectfully states as follows:

1. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 1836 Metzzerott Road, Hyattsville, MD 20783, Unit 1024 982.0000 Sq. Ft. & Imps. Presidential Tower, Lib 05859 FL 045 Unit 1024 (Account No. 1939503).

2. The Complaint states that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

Wherefore, it is thereupon this 19th day of September, 2024, by the Circuit Court for Prince George's County hereby:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before October 11th, 2024, warning all persons interested in the said properties to be and appear in this Court by the 19th day of November, 2024, and redeem the Property, and answer the Complaint or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148020 (9-26,10-3,10-10)

LEGALS

Shelore Ann Cary Williams, Esquire
Law Office of Shelore A C Williams, LLC
1450 Mercantile Lane, Suite 155
Largo, MD 20774
(301) 341-5577

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DERWIN ANTRON LANE

Notice is given that Vernon E. Lane, whose address is 11006 Fillys Ford Crossing, Upper Marlboro, MD 20772, and Pleasant M Lane, whose address is 11006 Fillys Ford Crossing, Upper Marlboro, MD 20772, were on September 3, 2024 appointed Co-Personal Representatives of the estate of Derwin Antron Lane who died on May 31, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of March, 2025.

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

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

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

VERNON E. LANE
PLEASANT M LANE
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134101
148000 (9-26,10-3,10-10)

LEGALS

ORDER OF PUBLICATION

ABEBAW BOGALE
8715 1st Avenue, Apt 1232C
Silver Spring, MD 20910

Plaintiff
v.
ROBERTS, VALERIE
7967 Riggs Road, Unit 1
Adelphi, MD 20783
Defendant

All other persons having or claiming to have an interest in property described as 7967 Riggs Road, Unit 1, Hyattsville, MD 20783 (Account No. 1884907)

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
C-16-CV-24-001790

COMES NOW, Plaintiff, Abebaw Bogale, by and through his attorneys, Kurt P. Roper, Esq., and the Law Offices of Roper & DiBlasio, LLC, file this Order of Publication, and in support thereof, respectfully states as follows:

1. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 7967 Riggs Road, Unit 1, Hyattsville, MD 20783, Bldg 8 Unit 79 67-1, Lib 09930 FL 582 Unit 7967-1 (Account No. 1884907).

2. The Complaint states that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

Wherefore, it is thereupon this 19th day of September, 2024, by the Circuit Court for Prince George's County hereby:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before October 11th, 2024, warning all persons interested in the said properties to be and appear in this Court by the 19th day of November, 2024, and redeem the Property, and answer the Complaint or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148021 (9-26,10-3,10-10)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JANIS LORETTA ALLEN

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on August 26, 2024 appointed personal representative of the small estate of Janis Loretta Allen, who died on October 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 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, except if the decedent died before October 1, 1992, nine months from the date of 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.

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132269
147990 (9-26)

ORDER OF PUBLICATION

ABEBAW BOGALE
8715 1st Avenue, Apt 1232C
Silver Spring, MD 20910

Plaintiff
v.
ALLEGHANY E CONF. COR 7 DY
ADT INC, RE
767 Douglass Drive
Boyetertown, PA 19512
Defendant

All other persons having or claiming to have an interest in property described as 6303 Riggs Road, Hyattsville, MD 20782, Nconf Use-Cell Tower (n EW Fr 303 1036 Sp T Cell Twr 07 (Account No. 3815073)

In the Circuit Court for Prince George's County, Maryland
CASE NO.:
C-16-CV-24-001791

COMES NOW, Plaintiff, Abebaw Bogale, by and through his attorneys, Kurt P. Roper, Esq., and the Law Offices of Roper & DiBlasio, LLC, file this Order of Publication, and in support thereof, respectfully states as follows:

1. The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: 6303 Riggs Road, Hyattsville, MD 20782, Nconf Use-Cell Tower (n EW Fr 303 1036 Sp T Cell Twr 07), Account No. 3815073.

2. The Complaint states that the amounts necessary for redemption have not been paid, although more than six (6) months from the date of sale has expired.

Wherefore, it is thereupon this 19th day of September, 2024, by the Circuit Court for Prince George's County hereby:

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George's County once a week for three successive weeks, the last insertion on or before October 11th, 2024, warning all persons interested in the said properties to be and appear in this Court by the 19th day of November, 2024, and redeem the Property, and answer the Complaint or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148022 (9-26,10-3,10-10)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ELIZABETH JANE KISTLER

Notice is given that Allyn K. Totino, whose address is 900 Bonifant St, Apt #B, Silver Spring, MD 20910, was on September 10, 2024 appointed Personal Representative of the estate of Elizabeth Jane Kistler who died on April 21, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2025.

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

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

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

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

ALLYN K. TOTINO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134740
147992 (9-26,10-3,10-10)

The Prince George's Post
301-627-0900

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

14330 MARLBOROUGH LANE
UPPER MARLBORO, MARYLAND 20772

By virtue of the power and authority contained in a Deed of Trust from Bonita L. Hailey, dated February 15, 2007, and recorded in Liber 27388, re-recorded in 30562 at folio 43, re-recorded at 411 among the Land Records of PRINCE GEORGE'S COUNTY, Maryland upon default and request for sale, the undersigned Substitute Trustees will offer for sale at public auction at the front of the Duval Wing of the Prince George's County Courthouse, which bears the address 14735 Main Street, Upper Marlboro, Maryland, 20772, on

OCTOBER 8, 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 \$17,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 6.25% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 22-600886)

Laura H.G. O'Sullivan, et al.,
Substitute Trustees, by virtue of an instrument recorded
in the Land Records of PRINCE GEORGE'S COUNTY, Maryland

147936 (9-19-9-26,10-3)



LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

6501 CIPRIANO ROAD
LANHAM, MARYLAND 20706

By virtue of the power and authority contained in a Deed of Trust from Lolita Peterson, dated November 30, 2005, and recorded in Liber 24444 at folio 552 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

OCTOBER 1, 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 \$7,000.00 at the time of sale. If the noteholder and/or servicer is the successful bidder, the deposit requirement is waived. Balance of the purchase price is to be paid within ten (10) days of the final ratification of the sale by the Circuit Court for PRINCE GEORGE'S COUNTY, Maryland. Interest is to be paid on the unpaid purchase price at the rate of 5% per annum from date of sale to the date the funds are received in the office of the Substitute Trustees, if the property is purchased by an entity other than the noteholder and/or servicer. If payment of the balance does not occur within ten (10) days of ratification, the deposit will be forfeited as liquidated damages. The purchaser agrees that the property may be resold pursuant to an order of court, waives personal service upon themselves and/or any principal or corporate designee of any documents filed regarding the failure to pay the purchase price within ten (10) days of ratification and expressly agrees to accept service by first class mail of said documents at the address provided by the purchaser in the Memorandum of Sale. The purchaser will not be entitled to any surplus or profits arising from the resale even if they are the result of improvements made by the purchaser. There will be no abatement of interest due to the purchaser in the event settlement is delayed for any reason. Taxes, ground rent, water rent, and all other public charges and assessments payable on an annual basis, to the extent such amounts survive foreclosure, including sanitary and/or metropolitan district charges to be adjusted for the current year to the date of sale, and assumed thereafter by the purchaser. Condominium fees and/or homeowners association dues, if any, shall be assumed by the purchaser from the date of sale. The purchaser shall be responsible for the payment of the ground rent escrow, if required. Cost of all documentary stamps, transfer taxes, and all settlement charges shall be borne by the purchaser. The sale is subject to a post sale audit of the loan, including but not limited to an analysis of whether the borrower entered into a loan modification agreement, filed bankruptcy, reinstated or paid off the loan prior to the sale. The Substitute Trustees will convey either insurable or marketable title. If the Substitute Trustees are unable to convey insurable or marketable title or, the post sale audit concludes that the sale should not have occurred, or the sale is not ratified by the court for any reason, the purchaser's sole remedy in law or equity shall be limited to the refund of the deposit without interest even if the purchaser has made improvements to the property. Upon refund of the deposit, the sale shall be void and of no effect, and the purchaser shall have no further claim against the Substitute Trustees. Purchaser shall be responsible for obtaining physical possession of the property. The purchaser at the foreclosure sale shall assume the risk of loss for the property immediately after the sale. (Matter # 24-600387)

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

147899 (9-12,9-19,9-26)

LEGALS

AXELSON, WILLIAMOWSKY, BENDER & FISHMAN, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE IMPROVED REAL ESTATE

Improved by premises known as
4505 38th Street, Brentwood, MD 20722-1016

By virtue of the power and authority contained in a Deed of Trust from BARBARA ARLENE MALAY, dated September 13, 1996 and recorded in Liber 11023 at Folio 258 among the land records of PRINCE GEORGE'S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George's County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, SEPTEMBER 27, 2024
3:05 P.M.

all that property described in said Deed of Trust as follows:

The North 45 foot front by full depth thereof of Lot numbered Twenty-Four (24), in the subdivision known as "DR. S. A. CZARRA'S ADDITION TO BRENTWOOD", as per plat recorded in Plat Book JW5 5, at Plat 690A-11, among the Land Records of Prince George's County, Maryland. (17th Election District) which has the address of 4505 38TH STREET BRENTWOOD, MARYLAND 20722.

Said property is improved by A Dwelling and Is SOLD IN "AS IS CONDITION"

TERMS OF SALE: A deposit of \$6,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 4.500% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN and ERICA T. DAVIS
Substitute Trustees, by virtue of Instrument recorded
among the land records of Prince George's County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000580

147897 (9-12,9-19,9-26)

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

11248 HANNAH WAY UNIT # 8
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated November 21, 2016 and recorded in Liber 38937, Folio 319, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$172,873.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 1, 2024 AT 11:30AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$15,000.00 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

147902 (9-12,9-19,9-26)

LEGALS

Giannina Lynn, Attorney at Law
1008 Pennsylvania Avenue SE
Washington, DC 20003
202-544-2200

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY PITTMAN

Notice is given that Andre Hopkins, whose address is 439 University Dr., Severn, MD 21144, was on September 11, 2024 appointed Personal Representative of the estate of Mary Pittman, who died on March 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of March, 2025.

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

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

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

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

ANDRE HOPKINS
Personal Representative

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

Estate No. 133522
148003 (9-26,10-3,10-10)

Brett E. Cohen
COHEN & HERTZ, P.C.
7910 Woodmont Avenue, Suite 1430
Bethesda, Maryland 20814-7047
301-652-8828

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUNE EVELYN GLADDEN
A/K/A JUNE E. GLADDEN

Notice is given that Robyn Darby, whose address is 800 Eastern Avenue, Rocky Mount, North Carolina 27801, was on September 12, 2024 appointed Personal Representative of the estate of June Evelyn Gladden a/k/a June E. Gladden, who died on November 24, 2022 without a will.

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

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

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

ROBYN DARBY
Personal Representative

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

Estate No. 130033
148016 (9-26,10-3,10-10)

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES BLAND

Notice is given that Phillip Bland, whose address is 8642 Walutes Circle, Alexandria, VA 22309, was on September 11, 2024 appointed Personal Representative of the estate of Charles Bland, who died on July 14, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of March, 2025.

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

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

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

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

PHILLIP BLAND
Personal Representative

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

Estate No. 134465
148004 (9-26,10-3,10-10)

Kathryn D. Bigus
Tate Bywater
2740 Chain Bridge Road
Vienna, VA 22181
703-938-5100

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Circuit Court Probate Division of Fairfax County, Virginia appointed Tracey Hackney Friday aka Tracey Louise Friday, whose address is 8313 Armetale Lane, Fairfax Station, VA 22039, as the Executor of the Estate of Theo Hackney aka Theo T. Hackney who died on June 29, 2013 domiciled in Fairfax County, Virginia.

The Maryland resident agent for service of process is James K. Tate, whose address is 3235 Lloyd Bowen Road, St. Leonard, MD 20685.

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

PRINCE GEORGE'S COUNTY

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

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

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

TRACEY L. FRIDAY
Foreign Personal Representative

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

Estate No. 134548
148018 (9-26,10-3,10-10)

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

*The
Prince
George's
Post
Newspaper
Call
301-627-0900
or
Fax
301-627-6260
Have
a
Very
Safe
Weekend*

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **October 17, 2024, at 11:59 pm** local prevailing time for the following project:

METZEROTT ROAD PEDESTRIAN SAFETY CIP IMPROVEMENTS MD 650 TO ADELPHI ROAD CONTRACT No. 954-H (E)

2. Contract Documents. Contract documents are only available for download at the following websites

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. BPM045938 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform. <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

Bidders are encouraged to register at eMMA, and SPEED websites to obtain the applicable solicitation documents and notifications.

3. Project Description: This purpose of this project is to provide pedestrian safety improvements along Metzert Rd. from MD 650 (New Hampshire Ave.) to the Adelphi Road. A distance of 0.88 miles. The primary objective of the Metzert Road Pedestrian Safety Improvement Project is to enhance pedestrian and bicycle infrastructure, this will be achieved by providing the following via construction: Refuge island for pedestrians, Road diet by reducing lanes of traffic to lower the vehicular speed, continues sidewalks and hiker/biker path and ADA ramps, Bus stop improvement, LED lighting upgrades, New Storm Drain, High visibility signage and pavement markings to designate pedestrian crosswalks, Full width of Mill & overlay along the project limits, Traffic signal modification at Metzert Rd. and Adelphi Rd.; and one (1) RRFB.

4. Minimum Qualifications: The contractor must have at minimum 5 years experience in completing work similar in nature.

The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation "E" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

UNIT	QUANTITY	DESCRIPTION
LS	1	Engineers Office Type B
LS	1	Construction Stakeout
LS	1	Mobilization and Demobilization
LS	1	Maintenance of Traffic
CY	6,930	Class 1 Excavation
CY	2,724	Common Borrow
LF	2,455	18 Inch Reinforced Concrete Pipe, Class IV
EA	10	Prince George's County Type A-10 Inlet
EA	16	Prince George's County Type A-10 Inlet
EA	9	Type A 48 Inch Diameter Manhole
LF	5,560	6 inch Perforated Circular Pipe Underdrain
LS	1	Retaining Wall (Modular Block)
SY	15,926	Pavement Fabric
TON	2,311	SuperPave Asphalt Mix 9.5mm for Surface, PG 64S-22,
TON	496	SuperPave Asphalt Mix 12.5mm for Surface, PG 64S-22,
TON	849	SuperPave Asphalt Mix 25.0mm for Base, PG 64S-22,
SY	1,611	Full Depth Patching
SY	8,692	4 inch Graded Aggregate Base Course
SY	15,926	Fine Milling Asphalt pavement 1 inch to 2.5 inch depth
SY	735	8 inch Portland Cement Concrete Pavement for Driveways
SY	842	6 inch Portland Cement Concrete Pavement for Driveways
LF	8,284	Prince George's County Concrete Curb and Gutter (Std.)
SF	37,412	5 Inch Concrete for Shared Use Path, MDOT SHA Mix No.
SF	24,933	5 Inch Concrete for Sidewalk, MDOT SHA Mix No. 13
CY	1,927	Placing Furnished Subsoil
SY	9,852	Placing Furnished Topsoil 4" Depth

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. Unless otherwise required by State or Federal law or regulation or as a condition to State of Federal assistance, no bid, performance, or payment bonds may be required by the Purchasing Agent to be posted if the contract price does not exceed One-Hundred Thousand Dollars (\$100,000.00). Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds One Hundred Thousand Dollars (\$100,000.00).

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or nonresponsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.

13. This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.

14. This is a Federal Aid Project. The prime contractor must do more than 50.1% of the work with their own organization.

15. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38). An optional virtual Pre-Bid Conference will be held on September 26, 2024, at 11:00 a.m. local prevailing time, via Teams at: **Join the meeting now** Or join using meeting I.D.: 252 530 994 238 password E5KToh.

16. This project requires 21% DBE Participation.

LEGALS

By Authority of
Angela D. Alsobrooks
County Executive

147924

(9-12-9-19,9-26)

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George's County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until **October 16, 2024, at 11:59 pm** local prevailing time for the following project:

MARLBORO PK., PEDESTRIAN SAFETY IMPROVEMENTS PH. 2, CIP PROJECT SOUTHERN AVE. TO BROOKS DRIVE CONTRACT No. 953-H (F)

2. Contract Documents. Contract documents are available for download at the following websites:

- eMaryland Marketplace (eMMA). The project can be found by Project name or Project ID No. BPM045802 at Public Solicitations: eMaryland Marketplace Advantage (eMMA).
- SPEED eProcurement Platform. <http://discovery.ariba.com/profile/AN01496591158> The project can be found by project name.

Bidders are encouraged to register at eMMA, and SPEED websites to obtain the applicable solicitation documents and notifications.

3. Project Description: This project is for the installation of pedestrian safety improvements along Marlboro Pike, from the D.C. Line (Southern Avenue) to Brooks Drive. The work will consist of the following: Installation and upgrades of pedestrian facilities (concrete sidewalk, concrete driveway aprons, and curb ramps) along both directions of Marlboro Pike. Reduction of the width of Marlboro Pike by one lane in each direction to provide median refuge for pedestrians, channelized turning movements and landscaping, and Installation of two bio retention facilities to treat run-off.

4. Minimum Qualifications: The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George's County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George's County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County's Approved Paving Contractor's information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation "F" in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. The quantities for major items of work involved are as follows:

UNIT	QUANTITY	DESCRIPTION
Ton	4,200	HMA SUPERPAVE, PG64S-22 LEVEL 2
LF	15,000	COMBINATION CURB AND GUTTER
SF	50,000	5-INCH-THICK CONCRETE SIDEWALK
SF	31,300	MILLING HOT MIX ASPHALT PAVEMENT 1 INCH TO 2 INCH DEPTH
SY	2,500	6 INCH GRADED AGGREGATE BASE
SY	5,500	4 INCH AGGREGATE BASE
SF	5,000	REMOVAL OF EXISTING PAVEMENT
LF	35,525	THERMOPLASTIC PAVEMENT MARKINGS - Any size
CY	3,140	CLASS I EXCAVATION
CY	50	TEST PIT EXCAVATION
CY	550	COMMON BORROW
SF	10,000	6-INCH-THICK CONCRETE SIDEWALK RAMP
SY	3,950	TURFGRASS SOD ESTABLISHMENT
UD	28	PORTABLE VARIABLE MESSAGE SIGN
SY	1,625	COMMERCIAL DRIVEWAY ENTRANCE - PRINCE GEORGE'S COUNTY STD NO. 200.05
SF	530	FURNISH AND INSTALL SHEET ALUMINUM SIGNS
EA	29	10 FT. PEDESTAL POLE WITH ALUMINUM TRANSFORMER BASE
EA	1	14 FT. PEDESTAL POLE WITH ALUMINUM TRANSFORMER BASE
EA	4	17 FT. STEEL MAST ARM POLE WITH A SINGLE 38 FT. MONOCURVE MAST ARM
EA	2	17 FT. STEEL MAST ARM POLE WITH A SINGLE 50 FT. MONOCURVE MAST ARM
EA	1	27 FT. STEEL MAST ARM POLE WITH A SINGLE 50 FT. MAST ARM
EA	3	27 FT. STEEL MAST ARM POLE WITH A SINGLE 38 FT. MAST ARM

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder.

7. Bid Security. When the total bid exceeds One Hundred Thousand Dollars (\$100,000.00), each bid must be accompanied by a bid bond issued by a surety company authorized to do business in the State of Maryland.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. A Performance Bond in the amount of one hundred percent (100%) of the Contract amount and a Payment Bond in the amount of one hundred percent (100%) of the Contract will be required on this project.

10. Unbalanced proposals. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and/or non-responsible.

11. Nondiscrimination. In connection with the performance of work under this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This is a Federal Aid Project. The County Minority Bonus Point Allocation Program shall not be used to determine the award of this Contract.

13. This is a Federal Aid Project. The County-Based Business Preference shall not be used to determine the award of this Contract.

14. This is a Federal Aid Project. The prime contractor must do more than 50.1% of the work with their own organization

15. The contract shall be awarded to the responsible and responsive bidder offering the lowest bid to the County in accordance with County Code § 10A-101 (37 and 38).

16. An optional Pre-Bid Conference will be held on September 25, 2024, at 11:00 am local prevailing time, via Microsoft Teams at: **Join the meeting now Meeting ID: 234 312 742 328 Password: hVrXRM**

17. This project requires 20% DBE Participation.

By Authority of
Angela D. Alsobrooks
County Executive

147923

(9-12-9-19,9-26)

LEGALS

COUNTY COUNCIL HEARING

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

TUESDAY, OCTOBER 8, 2024

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

10:00 A.M.

Notice is hereby given that on Tuesday, October 8, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTIONS

CR-072-2024 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2025 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding the Pathway to Purchase Program, an eligible activity not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of one million dollars (\$1,000,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2023 Annual Action Plan to support this project.

CR-074-2024 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2025 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding the New Carrollton - Affordable - Phase 3 - 9% project, an eligible activity not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of two million, seven hundred fifty thousand dollars (\$2,750,000) in HOME Investment Partnerships ("HOME") Program funds from the FY 2019, FY 2022, FY 2023, and FY 2024 Annual Action Plans to support the New Carrollton - Affordable - Phase 3 - 9% project.

CR-075-2024 - A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2025 ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of amending the Prince George's County Fiscal Year ("FY") 2025 Annual Action Plan for Housing and Community Development by adding eligible Community Development Block Grant ("CDBG") Program activities not originally funded or described in the FY 2025 Annual Action Plan, and the reprogramming and reallocation of eight hundred twenty thousand, six hundred one dollars (\$820,601) in Community Development Block Grant ("CDBG") Program funds from the County FY 2020, FY 2021, FY 2022, and FY 2023 Annual Action Plans funds to support the activities.

CR-076-2024 - A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to The Highlands Senior Apartments project, an eligible activity, for gap financing of new affordable rental housing construction.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

147975 (9-19-9-26)

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 99TH PLACE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated June 7, 2018 and recorded in Liber 41029, Folio 197, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$313,601.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

OCTOBER 8, 2024 AT 11:30AM

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

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

147972 (9-19-9-26,10-3)

LEGALS

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

In The Estate Of:
LINDA ODESSA BANDY
Estate No.: 133332

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 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

147944 (9-19-9-26)

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

In The Estate Of:
RICARDO LEOPOLDO LAYZA
Estate No.: 122236

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Carla Rosa Ormeno Palma 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 **October 28, 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

147957 (9-19-9-26)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on January 18, 2007, a certain Deed of Trust was executed by Lucille D. Ealy, and Cecil D. Ealy as Grantor(s) in favor of Financial Freedom Senior Funding Corporation, a subsidiary of Indymac Bank, F.S.B. as Beneficiary, and NetCo as Trustee(s), and was recorded on January 25, 2007, in Book 26969, Page 245 in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing Act for the purpose of providing single family housing; and

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated May 17, 2021, and recorded on June 7, 2021, in Book 45629, Page 43, in the Office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on June 3, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of August 15, 2024 is \$425,684.66; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable;

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on October 1, 2024 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 402 Donovan Way, Upper Marlboro, MD 20774

Tax ID: 07-3364155

The sale will be held at the courthouse entrance for the Circuit Court for Prince George's County, Maryland.

The Secretary of Housing and Urban Development will bid \$425,684.66.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$42,500.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$42,500.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgage to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road

LEGALS

distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Date: August 21, 2024

Cohn, Goldberg & Deusch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon
AIS#9112190178
Cohn, Goldberg & Deusch, LLC
1099 Winterston Road, Suite 301
Linthicum Heights, MD 21090
(410) 296-2550
rsolomon@cgd-law.com

IF YOU ARE A DEBTOR, OR AN ATTORNEY REPRESENTING A DEBTOR, THIS COMMUNICATION IS AN ATTEMPT TO COLLECT A DEBT, AND ANY INFORMATION OBTAINED HEREBY WILL BE USED FOR THAT PURPOSE. However, if you are either a debtor in a pending bankruptcy case, or have obtained an order of discharge from a United States Bankruptcy Court, which discharge includes this debt, or an attorney representing such a debtor, and you (or your client), has not reaffirmed liability for this debt, this office is not attempting to obtain a judgment against you (or your client) nor are we alleging that you (or your client) have any personal liability for this debt. We may, however, take action against any property which may have been pledged as collateral for the debt, which action may include repossession and/or foreclosure of the property, if otherwise permitted by law and/or order of court.

Exhibit A

LOT NUMBERED SEVENTY-THREE (73) IN BLOCK "A" IN THE SUBDIVISION KNOWN AS, "PLAT TWELVE, CAMERON GROVE", PER PLAT BOOK VJ 191/42, AND RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.

COMMONLY KNOWN AS: 402 DONOVAN WY, UPPER MARLBORO, MD 20774
PARCEL #: 3364155

BEING THE SAME PROPERTY CONVEYED TO LUCILLE D. EALY AND CECIL D. EALY, TENANTS BY THE ENTIRETY, BY DEED DATED OCTOBER 31, 2003, FROM CAMERON GROVE ASSOCIATES LIMITED PARTNERSHIP, OF RECORD IN BOOK 19320 PAGE 327, OFFICE OF THE PRINCE GEORGE'S COUNTY COURT CLERK.

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

147928 (9-12,9-19-9-26)

LEGALS

Public Hearing Notice

The City of District Heights, Maryland, will hold a public hearing on Tuesday, October 8, 2024 at 7:00 PM at the E. Michael Roll Municipal Building at 2000 Marbury Drive, District Heights Maryland on the following proposed amendment to the City Charter:

CHARTER RESOLUTION NO. 24-01
A CHARTER RESOLUTION OF THE CITY COMMISSION OF DISTRICT HEIGHTS AMENDING ARTICLE VII "PERSONNEL"

WHEREAS, the City of District Heights, Maryland (hereinafter referred to as "City"), recognizes the right of its employees to organize for the purpose of collective bargaining; and

WHEREAS, it is the intent of the City Commission to promote harmonious and cooperative relationships between the City and its employees by permitting them to organize and bargain collectively; and

WHEREAS, the City is committed to fostering a positive and productive working relationship with its employees, including the negotiation of fair and reasonable terms and conditions of employment through collective bargaining; and

WHEREAS, the City acknowledges that collective bargaining can contribute to efficient and effective public service by providing a forum for the discussion and resolution of workplace issues; and

WHEREAS, collective bargaining is in the public interest and promotes the welfare of the City of District Heights, its employees, and its citizens; and

WHEREAS, collective bargaining is recognized as a fundamental right for employees to negotiate collectively with their employer over wages, hours, and other terms and conditions of employment; and

NOW, THEREFORE, BE IT RESOLVED that the City of District Height's Charter Section 714 is hereby added as follows:

CHARTER AMENDMENT: Section. 714, Collective Bargaining.

The City is authorized and empowered to recognize any duly elected or recognized representative of the City's employees and to enter into collective bargaining negotiations with such representatives. Employee unions or associations that represent a majority of the employees in a bargaining unit shall be recognized officially as the exclusive bargaining agents for all employees in that unit for the purpose of negotiating wages, hours, and other terms and conditions of employment.

AND, BE IT FUTHER RESOLVED, that the date of adoption of this Charter Resolution is the 5th day of September, 2024, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the 25th day of October, 2024 unless on or before the 15th day of October, 2024, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Manager, pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

AND BE IT FURTHER RESOLVED, that this Resolution shall be effective on the 25th day of October, 2024.

APPROVED this 5th day of September, 2024.

147934 (9-19-9-26,10-3)

The Prince George's Post

Serving
Prince George's
County

3 0 1 . 6 2 7 . 0 9 0 0

*The
Prince George's Post
Newspaper*

Call

301-627-0900

or

Fax

301-627-6260

*Have a
Wonderful
and Safe
Weekend*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN F. LANGAN

Notice is given that Kenneth J. Langan, whose address is 2816 Durand Drive, Los Angeles, CA 90068, was on August 27, 2024 appointed Personal Representative of the estate of Jean F. Langan who died on May 23, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of February, 2025.

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

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

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

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

KENNETH J. LANGAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133972
147913 (9-12,9-19,9-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHNNY E BRINSON

Notice is given that Richard Harris, whose address is 4047 Princeton Place, Atlanta, Georgia 20331, was on August 30, 2024 appointed Personal Representative of the estate of Johnny E Brinson who died on August 19, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2025.

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

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

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

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

RICHARD HARRIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134622
147914 (9-12,9-19,9-26)

LEGALS

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

**TUESDAY, OCTOBER 8, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

10:00 A.M.

Notice is hereby given that on Tuesday, October 8, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

COUNCIL RESOLUTIONS

CR-066-2024 (DR-2) A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION for the purpose of transferring certain appropriations and expenditures between certain programs in the FY 2024-25 Operating Budget for the Recreation and Park Funds.

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

148028 (9-26,10-3)

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

**TUESDAY, OCTOBER 8, 2024
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

10:00 A.M.

Notice is hereby given that on Tuesday, October 8, 2024, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individuals to the Agricultural Resources Advisory Committee (ARAC):

Ms. Tracey A. Duval Appointment:
Replacing: Darren Gibson
Term Expiration: June 30, 2027

Ms. Jennifer S. Cross Reappointment:
Farm-Bureau member
Term Expiration: June 30, 2027

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting. Additionally, on-site registration for live testimony is now available; however, advance registration to testify is strongly encouraged.

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

148029 (9-26,10-3)

LEGALS

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

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2005	BMW	X5	5UXFA13555LY05808
2010	Mazda	Mazda3	JM1BL1SGXA1228115
2003	Honda	Odyssey	5FNRL18673B047304
2014	Chrysler	Town & Country	2C4RC1BG0ER233906
2006	Audi	A4	WAUDF78E06A177284
2006	Volkswagen	Jetta	3VWRT71K96M649080
2018	Chrysler	Pacifica	2C4RC1BGJR274439
2009	Mercedes-Benz	S Class	WDDNG86X89A239233
2016	Hyundai	Sonata	5NPE34AF4GH316036
2007	Nissan	Altima	1N4AL21EX7C108366
2014	Infiniti	Q50	JN1BV7APIEM692075
2010	Acura	RDX	5J8TB1H50AA005032

148027 (9-26)

LEGALS

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

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

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

You must reclaim these vehicles by: **10/8/2024**.

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

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

2008 MERCURY MARINER MD 1EY1436 4M2CU81118KJ15367

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

2002 SATURN ION 1G8ZY1278Z220673
2009 TOYOTA CAMRY WV 430289 4T1BE46K39U808614
2002 JEEP CHEROKEE 1J4GW48S72C290890
2020 HONDA RIDGELINE MD T1464748 5FPYK3F16LB023097
2017 HYUNDAI ELANTRA 5NPD84LF8HH023784
2004 TOYOTA CAMRY 4T1BE32K84U900178

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

2005 CHRYSLER PACIFICA 2C4GM68475R653127
2005 CHERVOLET SEBRING 1C3EL55R85N654857
2002 GMC ENVOY MD 5EH2365 1GKDT135422253880
2012 CHRYSLER TOWN & DC EN8291 2C4RC1BG0CR164597

2008 NISSAN MAXIMA VA TPP4147 1N4BA41E38C826235
2022 RAM 2500 MD 2FB1436 3C6UR5DL8NG124911
2002 CHRYSLER TOWN & COUNTRY 2C4GP44322R585954

2006 DODGE CARAVAN 2D4GP44L96R699877
2008 CHRYSLER TOWN & COUNTRY 2A8HR54P08R792433

2011 MERCEDES-BENZ E-350 VA TTB5253 WDDHF5GB5A330211
2015 HONDA PILOT MD T1609679 5FN9YF4H56FB031823
2011 CHERVOLET MALIBU DE XX900310 1G1ZB5E19BF186033

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

2001 TOYOTA COROLLA MD 7EX0688 2T1BR12E31C425748
1998 TOYOTA TACOMA VA XCU4954 4TANL42N2W022482
2005 MITSUBISHI GALANT MD 3ER8335 4A3AB26FX5E038395

148034 (9-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VALERIE TOATLEY

Notice is given that Mirekel Toatley, whose address is 1917 Taylor Avenue, Fort Washington, Maryland 20744, and Carine Toatley, whose address is 1917 Taylor Avenue, Fort Washington, Maryland 20744, and Brittany Toatley, whose address is 9408 Fox Run Drive, Clinton, Maryland 20735 were on September 3, 2024 appointed Co-Personal Representatives of the estate of Valerie Toatley, who died on January 19, 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 co-personal representatives or the attorney.

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

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

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

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

**MIREKEL TOATLEY
CARINE TOATLEY
BRITTANY TOATLEY**
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131023
147922 (9-12,9-19,9-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ENRIQUE E ANTEZANA

Notice is given that Norma Antezana, whose address is 2803 Liberty Pl, Bowie, MD 20715, was on August 23, 2024 appointed Personal Representative of the estate of Enrique E Antezana who died on July 26, 2024 with a will.

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

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

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

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

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

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

NORMA ANTEZANA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134314
147912 (9-12,9-19,9-26)

**CITY OF SEAT PLEASANT
LEGISLATION ADOPTED
CITY COUNCIL PUBLIC SESSION
MONDAY, JULY 8, 2024**

ORDINANCE O-25-01

AN ORDINANCE concerning.

AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR DEPARTMENTAL TRAINING, LEASE PURCHASES, DEBT SERVICES, AND CONTRACTUAL SERVICES.

**CITY COUNCIL PUBLIC SESSION
MONDAY, AUGUST 12, 2024**

ORDINANCE O-25-02

AN ORDINANCE concerning.

AMENDMENT OF AMENDMENT OF CHAPTER 26-MEETING.

**CITY COUNCIL PUBLIC SESSION
WEDNESDAY, SEPTEMBER 11, 2024**

ORDINANCE O-25-03

AN ORDINANCE concerning.

AMENDMENT OF AMENDMENT OF FISCAL YEAR 2024-2025 BUDGET FOR THE FINANCE DEPARTMENT CONTRACTUAL SERVICES.

Copies of this legislation are available from the Office of the City Clerk at:

City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125

147974 (9-19,9-26)

The
Prince
George's
Post

To subscribe CALL

301.627.0900

or email bboice@pgpost.com

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIME OSEREME AIGBE

Notice is given that Sunday A Aigbe, whose address is 11254 Suffolk Dr, Hagerstown, MD 21742-4066, was on September 16, 2024 appointed Personal Representative of the estate of Time Osereme Aigbe, who died on August 23, 2024 without a will.

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

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

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

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

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

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

SUNDAY A AIGBE
Personal Representative

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

Estate No. 134671
148009 (9-26,10-3,10-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA ELIZABETH HILLIARD

Notice is given that Anthony S. Hilliard, whose address is 15830 Deer Creek Court, Laurel, MD 20707, was on September 9, 2024 appointed Personal Representative of the estate of Linda Elizabeth Hilliard, who died on June 30, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of March, 2025.

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

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

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

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

ANTHONY S. HILLIARD
Personal Representative

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

Estate No. 134727
148010 (9-26,10-3,10-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLIFTON EDWARD MORELAND

Notice is given that Thama Moreland, whose address is 9812 Dorval Avenue, Upper Marlboro, MD 20772, was on September 3, 2024 appointed Personal Representative of the estate of Clifton Edward Moreland, who died on July 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of March, 2025.

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

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

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

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

THAMA MORELAND
Personal Representative

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

Estate No. 134647
148011 (9-26,10-3,10-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAXINE LAVERN POLES

Notice is given that Martinez Crowell, whose address is 3809 Floyd Road, Apt 9203, Austell, GA 30106, and Angela Swann, whose address is 6049 Sirenia Place, Waldorf, Maryland 20603, were on September 16, 2024 appointed Co-Personal Representatives of the estate of Maxine Lavern Poles, who died on September 4, 2024 without a will.

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

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

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

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

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

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

**MARTINEZ CROWELL
ANGELA SWANN**
Co-Personal Representatives

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

Estate No. 134777
148015 (9-26,10-3,10-10)

LEGALS

**THIS IS A COURT ORDER. IF
YOU DO NOT UNDERSTAND
WHAT THE ORDER SAYS, BE
SURE TO HAVE SOMEONE EX-
PLAIN IT TO YOU.**

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

**In Re GUARDIANSHIP OF:
ASHLEY B.**

Case Number: C-16-JV-24-000711

**NOTICE BY PUBLICATION TO
PUTATIVE FATHER**

To: **JOHN DOE**
Relationship:
PUTATIVE FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-24-000711. All persons who believe themselves to be the parents of a female child born on the 6th day of October 2021, at University of Maryland Medical Center in Baltimore, Maryland to Blanca Vallejos-Barrera, natural mother, aged 27 years old at time of birth, and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit

148031 (9-26)

**THIS IS A COURT ORDER. IF
YOU DO NOT UNDERSTAND
WHAT THE ORDER SAYS, BE
SURE TO HAVE SOMEONE EX-
PLAIN IT TO YOU.**

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

**In Re GUARDIANSHIP OF:
ASHLEY B.**

Case Number: C-16-JV-24-000711

**NOTICE BY PUBLICATION TO
NATURAL MOTHER**

To: **Blanca Vallejos-Barrera**
Relationship:
NATURAL MOTHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George's County, Maryland, case number C-16-JV-24-000711. All persons who believe themselves to be the parents of a female child born on the 6th day of October 2021, at University of Maryland Medical Center in Baltimore, Maryland to Blanca Vallejos-Barrera, natural mother, aged 27 years old at time of birth, and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk's Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772, Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit

148032 (9-26)

LEGALS

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

**In The Estate Of:
SARAH P. MOORE**
Estate No.: 132948

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 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

147948 (9-19,9-26)

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

**In The Estate Of:
JOSEPH RANDOLPH WHETSTONE**
Estate No.: 131767

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 28, 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

147945 (9-19,9-26)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DALE H BELL

Notice is given that Angela M Williams, whose address is 8868 Osterly Court, White Plains, MD 20695, was on September 10, 2024 appointed Personal Representative of the estate of Dale H Bell, who died on August 5, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 10th day of March, 2025.

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

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

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

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

ANGELA M WILLIAMS
Personal Representative

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

Estate No. 134674
148013 (9-26,10-3,10-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA BERKLEY

Notice is given that Carolyn Ramsey, whose address is 4503 Clay Street NE, Washington, DC 20019, was on August 30, 2024 appointed Personal Representative of the estate of Barbara Berkley, who died on April 12, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of February, 2025.

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

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

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

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

CAROLYN RAMSEY
Personal Representative

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

Estate No. 133653
148014 (9-26,10-3,10-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELO L REECE SR

Notice is given that Kathy Reece, whose address is 2064 Downshire Ct, Waldorf, MD 20603, was on September 9, 2024 appointed Personal Representative of the estate of Angelo L Reece Sr, who died on June 17, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of March, 2025.

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

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

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

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

KATHY REECE
Personal Representative

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

Estate No. 134575
148012 (9-26,10-3,10-10)

*The
Prince George's Post
Proudly Serving
Prince George's County
Since 1932
Call
301-627-0900*

LEGALS

NOTICE

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

vs. Plaintiffs

Estate of Earl D. Day Jr. and
Estate of Nadine D. Day

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

CIVIL NO. C-16-CV-24-001035

ORDERED, this 23rd day of September 2024 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1511 Whistling Duck Drive, Upper Marlboro, Maryland 20774 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 23rd day of October, 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 23rd day of October, 2024, next.

The report states the amount of sale to be \$485,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

148033 (9-26,10-3,10-10)

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

THE PRINCE GEORGE'S POST NEWSPAPER

Serving Prince George's County

Since 1932

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND JOHN DUNCAN SR

Notice is given that Tawanna G Brown, whose address is 15808 Anthony Way, Bowie, MD 20716-1564, was on September 16, 2024 appointed Personal Representative of the estate of Raymond John Duncan Sr who died on August 27, 2024 with a will.

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

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

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

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

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

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

TAWANNA G BROWN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134794
147993 (9-26,10-3,10-10)

AMENDED NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEE O JOHNSON

Notice is given that Cora Johnson, whose address is 46116 Saltmarsh Court, Lexington Park, MD 20653, was on April 4, 2024 appointed Personal Representative of the estate of Lee O Johnson who died on September 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 probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of October, 2024.

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

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

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

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

CORA JOHNSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131190
147999 (9-26,10-3,10-10)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MELBA L. ROBINSON
Estate No.: 132182

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Edward P. Robinson, Jr. for judicial probate of the copy of the will dated 10/09/2019 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 22, 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

147952 (9-19,9-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSIE RUTH ROBINSON

Notice is given that George L. Graham, whose address is 2108 Redwood Terrace, Temple Hills, MD 20748, was on September 6, 2024 appointed Personal Representative of the estate of Jessie Ruth Robinson who died on July 23, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of March, 2025.

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

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

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

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

GEORGE L. GRAHAM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134617
147994 (9-26,10-3,10-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSE PERTICONE JONES

Notice is given that Donna T Jones, whose address is 636 Ritchie Ave, Silver Spring, MD 20910, and Kimberly M Jones, whose address is 536 James Ave, Tracys Landing, MD 20779, were on August 6, 2024 appointed Co-Personal Representatives of the estate of Rose Perticone Jones 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 co-personal representatives or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 6th day of February, 2025.

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

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

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

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

DONNA T JONES
KIMBERLY M JONES
Co-Personal Representatives

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134038
148001 (9-26,10-3,10-10)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
BERTHA MAE ROSS
Estate No.: 131580

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate of the will dated 03/25/1998 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 21, 2024 at 10:30 A.M.**

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

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

147953 (9-19,9-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WAYNE CHAPMAN

Notice is given that Tiffany Mary S Chapman, whose address is 4700 John Rogers Blvd., Apt. 501, Upper Marlboro, MD 20772, was on September 3, 2024 appointed Personal Representative of the estate of Wayne Chapman who died on August 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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 3rd day of March, 2025.

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

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

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

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

TIFFANY MARY S CHAPMAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134646
147995 (9-26,10-3,10-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LYDIA JUANITA ANDERSON

Notice is given that Farrah Anderson-Garcia, whose address is 9108 Townsend Lane, Clinton, Maryland 20735, was on November 17, 2023 appointed Personal Representative of the estate of Lydia Juanita Anderson who died on November 3, 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.

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

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

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

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

FARRAH ANDERSON-GARCIA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 131436
148002 (9-26,10-3,10-10)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
OTAMERE ORONSAYE
Estate No.: 131433

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Kenisha Scott and Renee Jamison 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 **October 24, 2024 at 10:30 A.M.**

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

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

147949 (9-19,9-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KATHLEEN S BROWN

Notice is given that Carl Brown Jr, whose address is 101 Swan Creek Rd, Fort Washington, MD 20744, was on September 12, 2024 appointed Personal Representative of the estate of Kathleen S Brown who died on March 19, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 12th day of March, 2025.

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

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

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

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

CARL BROWN JR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130868
147996 (9-26,10-3,10-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MERILYN S WATTS

Notice is given that Leyah Mack, whose address is 6512 Adak Street, Capitol Heights, MD 20743, was on September 13, 2024 appointed Personal Representative of the estate of Marilyn S Watts, who died on June 30, 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 13th day of March, 2025.

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

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

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

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

LEYAH MACK
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130311
148005 (9-26,10-3,10-10)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
MARY CATHERINE PADUDA
Estate No.: 132420

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Patricia A. Farmer for judicial probate of the will dated 07/24/1991 and the undated Codicil and for the appointment of a personal representative.

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

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

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

147950 (9-19,9-26)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALLACE EDWARD LOVING

Notice is given that Wanda D Loving, whose address is 456 Thistle Place, Waldorf, MD 20601, was on August 22, 2024 appointed Personal Representative of the estate of Wallace Edward Loving who died on August 2, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of February, 2025.

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

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

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

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

WANDA D LOVING
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134559
147997 (9-26,10-3,10-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD G SELDON

Notice is given that Angela Seldon, whose address is 2410 Lake Avenue, Hyattsville, MD 20785, was on August 22, 2024 appointed Personal Representative of the estate of Ronald G Seldon, who died on December 6, 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 February, 2025.

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

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

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

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

ANGELA SELDON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133725
148006 (9-26,10-3,10-10)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
REBECCA B. DIGGS
Estate No.: 131593

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Victoria R. Sutton for judicial probate of the copy of the will dated 10/09/2019 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **October 22, 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

147955 (9-19,9-26)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUDIE GAY TERRY

Notice is given that Lisa Diane Terry, whose address is 1300 Teresa Dr, Accokeek, MD 20607, was on September 5, 2024 appointed Personal Representative of the estate of Sudie Gay Terry who died on August 20, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of March, 2025.

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

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

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

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

LISA DIANE TERRY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134693
147998 (9-26,10-3,10-10)</

IT'S BACK TO SCHOOL TIME!



DRIVERS PLEASE REMEMBER:

B E AWARE

U STAY ALERT

S O KIDS DON'T GET HURT