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LEGALS

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

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
ANITA YOLANDA BUSH

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington St, Ste 500, Rockville, MD 20850-2230, was on November 20, 2024 appointed Personal Representative of the estate of Anita Yolanda Bush, who died on March 22, 2021 without a will.

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

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. 132201
148687 (12-26,1-2,1-9)

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
JOSEPH RANDOLPH WHETSTINE

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on November 20, 2024 appointed Personal Representative of the estate of Joseph Randolph Whetstine, who died on November 19, 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. 131767
148689 (12-26,1-2,1-9)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

ALBA FUNES GUARDADO
VS.
MARVIN FLORES RAMOS

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-006255

ORDERED, ON THIS 18th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Marvin Antonio Flores Ramos is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS and PLAINTIFF'S MOTION FOR FACTUAL FINDINGS REGARDING SPECIAL IMMIGRANT JUVENILE STATUS naming him/her as the defendant stating that the Defendant's last known address is: El Progreso, Yoro, Honduras, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, **MARVIN FLORES RAMOS**, in accordance with Maryland Rule 2-121(c) as follows:

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

ORDERED, said posting to be completed by the 17th day of January, 2025, and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant's last known address in Honduras, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFENDANT, MARVIN ANTONIO FLORES RAMOS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 16th day of FEBRUARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
148690 (12-26,1-2,1-9)

**ORDER OF PUBLICATION
BY POSTING**

JERRELL LEWIS
VS.
KATREADA HOLLOWAY

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-007355

ORDERED, ON THIS 20th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Katreada Holloway is hereby notified that the Plaintiff, has filed a FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of IRRECONCILABLE DIFFERENCES and SIX-MONTH SEPARATION and stating that the Defendant's last known address is: 2809 TROTTER PARK LANE, GLENARDEN, MD 20706, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Katreada Holloway, in accordance with Maryland Rule 2-122(a)(2) as follows:

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

ORDERED, said posting to be completed by the 19th day of January, 2025, and it is further;

ORDERED, THAT THE DEFENDANT, KATREADA HOLLOWAY, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 18th day of February, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
148704 (1-2,1-9,1-16)

**ORDER OF PUBLICATION
BY POSTING**

SINDY RAMIREZ JIMENEZ
VS.
FROYLAN JIMENEZ

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-006145

ORDERED, ON THIS 16th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, Froylan Alay Jimenez is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND PHYSICAL CUSTODY & MOTION FOR APPROVAL OF FACTUAL FINDINGS TO PERMIT MINOR'S APPLICATION FOR SPECIAL IMMIGRANT JUVENILE STATUS (Submitted with Memorandum in Support of Factual Findings) naming him/her as the defendant and stating that the Defendant's last known address is: Riverdale, MD 20737, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, FROYLAN ALAY JIMENEZ, in accordance with Maryland Rule 2-122(a)(2) as follows:

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

ORDERED, said posting to be completed by the 15th day of January, 2025, and it is further;

ORDERED, THAT THE DEFENDANT, FROYLAN ALAY JIMENEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th day of FEBRUARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
148665 (12-19,12-26,1-2)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

DANIELLE RUSSELL
VS.
DEMARIEN SMITH

In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-FM-24-005737

ORDERED, ON THIS 16th day of December, 2024, by the Circuit Court for Prince George's County MD:

That the Defendant, DEMARIEN SMITH is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendant and stating that the Defendant's last known address is: 2504 Palisade Dr, Fort Wayne, IN 46806, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Demarien Smith, in accordance with Maryland Rule 2-122(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation at least once a week in each of three successive weeks in the county in which the action is pending and provide proof of publication to the Court, and it is further;

ORDERED, said posting to be completed by the 15th day of January, 2025, and it is further;

ORDERED, that the plaintiff shall mail, by CERTIFIED mail, to the defendant's last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, DEMARIEN SMITH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 14th day of FEBRUARY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
148664 (12-19,12-26,1-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LYNN PITTMON

Notice is given that Lynn P Pittmon, whose address is 7607 Newburg Dr, Lanham, MD 20706-4610, was on December 19, 2024 appointed Personal Representative of the estate of Lynn Pittmon, who died on March 2, 2024 without a will.

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

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

LYNN P PITTMON
Personal Representative

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

Estate No. 135780
148710 (1-2,1-9,1-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RALPH MCKINLY BULLOCK

Notice is given that Antwan Maurice Bullock, whose address is 5401 Woodland Ct, Oxon Hill, MD 20745, was on December 17, 2024 appointed Personal Representative of the estate of RALPH MCKINLY BULLOCK, who died on November 19, 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 17th day of June, 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.

ANTWAN MAURICE BULLOCK
Personal Representative

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

Estate No. 135528
148711 (1-2,1-9,1-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNA HESS MCLEAN

Notice is given that Sandra M Jablonski, whose address is 8500 Woodbine Ln, Annandale, VA 22003-2245, and WILLIAM ALEXANDER MCLEAN, whose address is 19 Mel Mara Dr, Oxon Hill, MD 20745-1018, were on November 18, 2024 appointed Co-Personal Representative of the estate of ANNA HESS MCLEAN who died on October 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 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 18th day of May, 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 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.

SANDRA M JABLONSKI
WILLIAM ALEXANDER MCLEAN
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. 135434
148715 (1-2,1-9,1-16)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAWN ELAINE BADRICK

Notice is given that Adam Jacques Polak, whose address is 155 Neptune Place, Escondido, CA 92026, was on November 7, 2024 appointed Personal Representative of the estate of Dawn Elaine Badrick who died on October 29, 2024 with a will.

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

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

ADAM JACQUES POLAK
Personal Representative

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

Estate No. 135361
148649 (12-19,12-26,1-2)

**To Subscribe Call
The Prince George's Post at 301-627-0900**

LEGALS

**TOWN OF BRENTWOOD, MARYLAND
ADOPTED LEGISLATION
MONDAY, DECEMBER 9, 2024**

ORDINANCE 2024-03

AN ORDINANCE concerning.

The Mayor and Town Council Amending the Town Code, Chapter 305, Vehicles and Traffic, to add a new Article IX, Stop Sign Monitoring Systems

WHEREAS, Maryland Code, Transportation Article, Section 21-707.1, as amended, authorizes the legislative body of each municipal corporation in Prince George's County to pass ordinances authorizing the use of stop sign monitoring systems in school zones providing that the driver of a motor vehicle recorded failing to obey a stop sign is subject to a citation and a certain civil penalty under certain circumstances

Copies of this legislation are available from the Office of the Town Clerk at: Brentwood Town Hall
4300 39th Place
Brentwood, Maryland 20722
TownClerk@BrentwoodMD.gov

148707

(1-2)

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LEGALS

Jennifer I. Brandi, Esq.
Brandi Law, LLC
5303 Baltimore Ave, Suite 206
Hyattsville, MD 20781
301-699-3100

LM File No.: 3412-0003
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUDITH T SCIANNELLA
AKA: JUDITH ANN SCIANNELLA

Notice is given that Laura Welsh, whose address is 4400 Lincoln Ave, Beltsville, MD 20705, was on November 26, 2024 appointed Personal Representative of the estate of Judith T Sciannella AKA: Judith Ann Sciannella who died on October 6, 2024 with a will.

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

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

LAURA WELSH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135577
148637 (12-19,12-26,1-2)

ORDER OF PUBLICATION

Medical Estate LLC, Plaintiff,
vs.

Virginia Lane, L.L.C.; NVR, Inc.; Matt Beck, Substitute Trustee; Kirk Kubista, Substitute Trustee; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 1,574.0000 Sq.Ft. 17127161 Do Not Us Assmt \$15,000 Lib 16504 Fl 503 and being identified on the Tax Roll as Parcel ID: 12-3975075, and which may be known as Vacant lot on Virginia Ln., Oxon Hill, MD 20745, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 1,574.0000 Sq.Ft. 17127161 Do Not Us Assmt \$15,000 Lib 16504 Fl 503 and being identified on the Tax Roll as Parcel ID: 12-3975075, and which may be known as Vacant lot on Virginia Ln., Oxon Hill, MD 20745, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005862 (TAX SALE)

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

described as 1,574.0000 Sq.Ft. 17127161 Do Not Us Assmt \$15,000 Lib 16504 Fl 503 and being identified on the Tax Roll as Parcel ID: 12-3975075, and which may be known as Vacant lot on Virginia Ln., Oxon Hill, MD 20745.

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

It is thereupon this 10th day of December, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

148626 (12-19,12-26,1-2)

LEGALS

LM File No.: 3401-0004
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Scientific Estate, LLC, Plaintiff,
vs.

Maryland Homes Brock 2 Limited Partnership; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as 2,525 Sf Of Ab Nd Asher Ct Trms D T S/b 8/11/93 L8951 F 300 2,525.0000 Sq.Ft. Brock Hills Blk A Assmt \$500 Lib 08951 Fl 300 and being identified on the Tax Roll as Parcel ID: 03-0190744, and which may be known as Vacant lot on Asher St., Upper Marlboro, MD 20772, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as 2,525 Sf Of Ab Nd Asher Ct Trms D T S/b 8/11/93 L8951 F 300 2,525.0000 Sq.Ft. Brock Hills Blk A Assmt \$500 Lib 08951 Fl 300 and being identified on the Tax Roll as Parcel ID: 03-0190744, and which may be known as Vacant lot on Asher St., Upper Marlboro, MD 20772, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005855 (TAX SALE)

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

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
148630 (12-19,12-26,1-2)

LEGALS

George's County, Maryland, and the State of Maryland:

described as 2,525 Sf Of Ab Nd Asher Ct Trms D T S/b 8/11/93 L8951 F 300 2,525.0000 Sq.Ft. Brock Hills Blk A Assmt \$500 Lib 08951 Fl 300 and being identified on the Tax Roll as Parcel ID: 03-0190744, and which may be known as Vacant lot on Asher St., Upper Marlboro, MD 20772.

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

It is thereupon this 10th day of December, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

148627 (12-19,12-26,1-2)

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S U B S C R I B E
T O D A Y !

LEGALS

LM File No.: 3401-0003
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Scientific Estate, LLC, Plaintiff,
vs.

Stephanie Nelms; Commercial Federal Mortgage Corporation; Mark Edward Futrovsky, Substitute Trustee; Todd B. Forster, Substitute Trustee; Kalle M. Bannister, Substitute Trustee; Prince George's County, Maryland; and any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Outlot D Ex 67 45 Sq Ft 3,633.0000 Sq.Ft. Pyles & Welches CI Blk E Assmt \$433 Lib 36759 Fl 212 and being identified on the Tax Roll as Parcel ID: 05-0374876, and which may be known as Vacant lot on Joseph Dr., Clinton, MD 20735, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Outlot D Ex 67 45 Sq Ft 3,633.0000 Sq.Ft. Pyles & Welches CI Blk E Assmt \$433 Lib 36759 Fl 212 and being identified on the Tax Roll as Parcel ID: 05-0374876, and which may be known as Vacant lot on Joseph Dr., Clinton, MD 20735, Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005854 (TAX SALE)

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

described as Outlot D Ex 67 45 Sq Ft 3,633.0000 Sq.Ft. Pyles & Welches CI Blk E Assmt \$433 Lib 36759 Fl 212 and being identified on the Tax Roll as Parcel ID: 05-0374876, and which may be known as Vacant lot on Joseph Dr., Clinton, MD 20735.

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

It is thereupon this 10th day of December, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

148628 (12-19,12-26,1-2)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)
REGULAR SESSION
JANUARY 8, 2025

- t/a Blue Sky Liquors, Brijeshbhai M. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Blue Sky Liquors MD, LLC, 6430 Central Avenue, Capitol Heights, 20743. Request for a Delivery Permit. - Represented by Benjamin Carter, Esquire.
- t/a La'Caj, Tanetta Merritt, Authorized Person, Susan Vogel, Authorized Person, Class B(BLX), Beer, Wine and Liquor, Apollo 109, LLC, 4531 Telfair Blvd, Suite 110, Camp Springs, 20746. Request for a Special Entertainment Permit. - Represented by Linda Carter, Esquire.
- t/a Burgers @ Apollo, Tanetta Merritt, Member/Authorized Person, Class B, Beer, Wine and Liquor, Burgers @, LLC, 4531 Telfair Blvd, Suite 108, Camp Springs, 20746. Request for a Special Entertainment Permit. - Represented by Linda Carter, Esquire.
- t/a Delicias La Chocita, Maria Martinez Ponce, Manager, Class B(DD), Beer, Wine and Liquor, Delicias La Chocita, LLC, 4800 Annapolis Road, Bladensburg, 20710. Request for a Special Entertainment Permit.
- t/a Old Town Inn, Donnell Long, Member, Class B(R), Beer, Wine and Liquor, New Olde Towne Inn, LLC, 14745 Main Street, Upper Marlboro, 20772. Request for a Family Entertainment Permit. - Represented by Eddie Pounds, Esquire.
- t/a El Sitio Restaurant, Jose Martinez, President, Class B, Beer, Wine and Liquor, JC Martinez, Inc., 5837 Riverdale Road, Riverdale, 20737. Request for a Special Entertainment Permit.
- Hersson Funes, President/Secretary/Treasurer, t/a El Viajero Restaurant, 1835 University Blvd. E, Suite 100, Hyattsville, 20783, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from Other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 Other than a Wholesaler of the Rules and Regulations for Prince George's County. (Continued from November 6, 2024)
- Leho Poldmae, Member/Authorized Person, t/a The Greene Turtle (College Park), 7356 Baltimore Avenue, College Park 20740, for an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No 37 (E) Change in mode of operation (Having entertainment without a permit), of the Rules and Regulations for Prince George's County.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, January 8, 2025. 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. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS
Attest:
Terence Sheppard
Director
December 18, 2024
148692 (12-26,1-2)

NOTICE

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

Shirvanie Nanan
12707 Duckettown Road
Laurel, MD 20708
Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-003851

Notice is hereby given this 17th day of December, 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 17th day of January 2025, 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 17th day of January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$318,750.00. The property sold herein is known as 12707 Duckettown Road, Laurel, MD 20708.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148675 (12-26,1-2,1-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE MAE BAGLEY

Notice is given that Hubert Earl Bagley Jr., whose address is 17071 Belle Isle Drive, Dumfries, VA 22026, was on November 6, 2024 appointed Personal Representative of the estate of Annie Mae Bagley who died on September 29, 2024 with a will.

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

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

HUBERT EARL BAGLEY 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. 135342
148648 (12-19,12-26,1-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCENE THERESA WRIGHT

Notice is given that Troy Dean Jr, whose address is 8304 Cedarview Ct, Clinton, MD 20735, was on December 3, 2024 appointed Personal Representative of the estate of Francene Theresa Wright, who died on November 13, 2024 without a will.

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

TROY DEAN 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. 135614
148654 (12-19,12-26,1-2)

LEGALS

NOTICE OF PUBLIC HEARING

The TOWN OF CAPITOL HEIGHTS, MARYLAND

(Tax Exempt Lands, Located Generally East of the Present Municipal Boundaries of the Town of Capitol Heights)

NOTICE is hereby given by the Mayor and Council of the Town of Capitol Heights, Maryland that on December 9, 2024 Annexation Resolution No. 2024-01 (the "Resolution"), known as the 2024 Extension was introduced and read at a regular/special meeting of the Council of the Town of Capitol Heights (the "Town Council") proposing and recommending that the boundaries of the Town of Capitol Heights be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

CERTAIN TAX-EXEMPT REAL PROPERTIES LOCATED GENERALLY EAST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF CAPITOL HEIGHTS INCLUDING CERTAIN SEGMENTS OF PUBLIC RIGHT OF WAYS AND APPROXIMATELY 30 PARCELS OF TAX-EXEMPT LAND INCLUDING PARCELS ALONG OR NEAR ROLLINS AVENUE AND ADDISON ROAD AND IN THE GENERAL VICINITY OF SUTLAND-DISTRICT HEIGHTS PARK AND PARCELS ALONG OR NEAR WALKER MILL ROAD AND KAREN BOULEVARD EXTENDING EAST ALONG WALKER MILL ROAD TO AN AREA NEAR OR COMMONLY KNOWN AS THE CONCORD HISTORIC SITE AND THE WALKER MILL REGIONAL PARK AND CERTAIN HIGHWAY SEGMENTS EXTENDING TO AND GENERALLY NORTH, EAST AND SOUTH OF EXIT 13 OF THE CAPITAL BELTWAY (I-95/I-495) AND ALONG DARCY ROAD TO AN AREA OF PARCELS SITUATED NEAR THE PATUXENT RIVER (WESTERN BRANCH) TRIBUTARY KNOWN AS THE RITCHIE BRANCH INCLUDING THE AREA NEAR AND COMPRISING THE COUNTY HIGHWAY MAINTENANCE FACILITY (DPW&T) SITUATED ALONG DARCY ROAD CONTAINING A TOTAL OF 872 ACRES OF LAND MORE OR LESS AND INCLUDING ANY PUBLIC OR PRIVATE WAYS FOUND THEREIN AS FURTHER DESCRIBED IN THE ANNEXATION PLAN AND ANNEXATION RESOLUTION 01-2024.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a PUBLIC HEARING on said Resolution and the said annexation therein proposed and recommended on:

**Monday, February 10, 2025
at or about 7:00 o'clock P.M.**

at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

1. The Town shall pay the costs in regard to said annexation, and all advertising, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to municipal tax on real property.

2. The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.

3. Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the "Maryland Code"), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about December 19, 2024.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, et seq. of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a "Map of the 2024 Extension of the Town of Capitol Heights dated October 2024" prepared by Charles P. Johnson & Associates Inc. and certified by Steven William Jones, Professional Land Surveyor (No. 21072) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Capitol Heights municipal building located at 1 Capitol Heights Boulevard, Capitol Heights, MD 20743 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:
The Honorable Linda Monroe, Mayor, The Town of Capitol Heights, Maryland

148659 (12-19,12-26,1-2,1-9,1-16)

LEGALS

LM File No.: 3412-00002
 LEWIS MCDANIELS, LLC
 50 Citizens Way
 Suite 305
 Frederick, Maryland 21701

ORDER OF PUBLICATION

Medical Estate LLC, Plaintiff,
 vs.

Earnshaw Acres, LLC; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Outlot A 31,576.0000 Sq.Ft. Earnshaw Estates-p Assmt \$6,300 Lib 15396 Fl 316 and being identified on the Tax Roll as Parcel ID: 11-3419496, and which may be known as Vacant lot on Elmwood Dr. a/k/a Shady Oak Pkwy., Brandywine, MD 20613, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Outlot A 31,576.0000 Sq.Ft. Earnshaw Estates-p Assmt \$6,300 Lib 15396 Fl 316 and being identified on the Tax Roll as Parcel ID: 11-3419496, and which may be known as Vacant lot on Elmwood Dr. a/k/a Shady Oak Pkwy., Brandywine, MD 20613,
 Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-005856 (TAX SALE)

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

described as Outlot A 31,576.0000 Sq.Ft. Earnshaw Estates-p Assmt \$6,300 Lib 15396 Fl 316 and being identified on the Tax Roll as Parcel ID: 11-3419496, and which may be known as Vacant lot on Elmwood Dr. a/k/a Shady Oak Pkwy., Brandywine, MD 20613.

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

It is thereupon this 10th day of December, 2024, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 3rd day of January, 2025, warning all persons interested in the property to appear in this Court by the 11th day of February, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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
 148629 (12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SHIRLEY A ARRINGTON AKA: SHIRLEY ANN ARRINGTON

Notice is given that Robert Arrington Jr, whose address is 15612 Everglade Lane, #203, Bowie, MD 20716, was on February 14, 2024 appointed Personal Representative of the estate of Shirley A Arrington who died on December 1, 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 14th day of August, 2024.

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

ROBERT ARRINGTON 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. 132188
 148643 (12-19,12-26,1-2)

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.

Divya Verma
 AND
 Lolita Verma
 3306 Waterford Mill Road
 Bowie, MD 20721
 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. CAEF18-34103

Notice is hereby given this 19th day of December, 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 20th day of January 2025, 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 20th day of January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$1,459,000.00. The property sold herein is known as 3306 Waterford Mill Road, Bowie, MD 20721.

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

True Copy—Test:
 Mahasin El Amin, Clerk
 148697 (1-2,1-9,1-16)

NOTICE

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

v.

Matthew Spicer
 4438 Lord Loudoun Court,
 Unit 14-6
 Upper Marlboro, MD 20772
 Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003975

Notice is hereby given this 18th day of December, 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 20th day of January 2025, 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 20th day of January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$148,000.00. The property sold herein is known as 4438 Lord Loudoun Court, Unit 14-6, Upper Marlboro, MD 20772.

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

True Copy—Test:
 Mahasin El Amin, Clerk
 148696 (1-2,1-9,1-16)

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.

Alfred J. Szczerbicki, esq, Personal Representative for the Estate of Iona M. Hardesty
 AND
 Patricia A. Lowe

7011 Old Chapel Drive
 Bowie, MD 20715
 Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-24-003929

Notice is hereby given this 18th day of December, 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 20th day of January 2025, 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 20th day of January, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$438,612.88. The property sold herein is known as 7011 Old Chapel Drive, Bowie, MD 20715.

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

True Copy—Test:
 Mahasin El Amin, Clerk
 148695 (1-2,1-9,1-16)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HARRY BAYLEY PACKARD

Notice is given that Matthew L Packard, whose address is 9909 Greenel Rd, Damascus, MD 20872-2826, was on November 26, 2024 appointed Personal Representative of the estate of Harry Bayley Packard who died on November 8, 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 26th day of May, 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.

MATTHEW L PACKARD
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 135426
 148645 (12-19,12-26,1-2)

LEGALS

L. Paul Jackson, II, Esq.
 1101 Mercantile Lane, Ste. 240
 Largo, MD 20774
 301-925-1800

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DELORES B. SUMMERS

Notice is given that Melvina Burley, whose address is 9302 Westphalia Road, Upper Marlboro, Maryland 20774, was on November 13, 2024 appointed Personal Representative of the estate of Delores B. Summers who died on October 8, 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 13th day of May, 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.

MELVINA BURLEY
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 135429
 148635 (12-19,12-26,1-2)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DOLORES ANNE ESSEX

Notice is given that Kevin S Essex, whose address is 107 Langdon Farm Circle, Odenton, MD 21113, was on December 18, 2024 appointed Personal Representative of the estate of Dolores Anne Essex who died on November 18, 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 18th day of June, 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.

KEVIN S ESSEX
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 135761
 148709 (1-2,1-9,1-16)

LEGALS

Alyssa C Schlafstein, Esq
 7310 Ritchie Hwy, Suite 704
 Glen Burnie, MD 21061
 410-766-4044

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID A WHITE

Notice is given that Louise Phelps, whose address is 9911 Cervine Lane #102, Randallstown, MD 21133, was on December 17, 2024 appointed Personal Representative of the estate of David A White who died on October 30, 2024 with a will.

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

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

LOUISE PHELPS
 Personal Representative

CERETA A. LEE
 REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY
 P.O. Box 1729
 UPPER MARLBORO, MD 20773-1729
 Estate No. 135757
 148708 (1-2,1-9,1-16)

LEGALS

THE TOWN OF FOREST HEIGHTS MUNICIPAL ELECTION CANDIDACY PROCESS AND ELIGIBILITY NOTICE

THIS IS A MAYORAL ELECTION AND FOR COUNCILPERSON IN WARDS, I, II & III THIS ELECTION SHALL BE HELD ON WEDNESDAY, MARCH 12TH, 2025

In accordance with Section 33-31 of the Forest Heights Town Charter persons may be nominated for elective office in the Town by filing a certificate of nomination together with a statement of qualification with the Town Clerk on or before the first Wednesday in February (**Wednesday, February 5, 2025**) preceding the Town election. (A candidate, who is a seated Councilman serving a term of office that expires non-concurrently with the Mayor, must file a certificate of nomination earlier in January as stated below.) Such certificate (available from the Clerk) shall state (1) the office for which the person is seeking, (2) the name and signature of the candidate, (3) the ward in which the person resides, (4) a statement that he meets the qualifications for the office as contained in this charter and (5) Financial Disclosure Statements. No person shall file for nomination to more than one elective Town public office or hold more than one elective Town public office at any one time. The Town Board of Elections shall review each certificate of nomination and shall certify that the candidate meets the qualifications contained in this Charter. Any certificate of a candidate, that in the Board's judgment does not meet the stated qualifications, shall be returned to the candidate with the reasons for the return stated thereon.

Financial Disclosure Statement: Financial Disclosure Statement may be obtained from the Municipal Building and must be turned in at the same time as the certificate of nomination.

Qualifications: Candidates for Mayor shall have resided in the Town for at least one year or Wards of the Town they represent for at least one year immediately preceding their election, shall be qualified voters of the Town, and shall maintain a permanent residence in the Town during their term of office.

If you have recently moved into Forest Heights from somewhere else in Prince George's County or moved from one Ward to another Ward, you must provide the County Board of Elections Supervisor with your new address, or if you have never registered to vote in Prince George's County, a voter registration application must be submitted to your local board of elections or the State Board of Elections at any time. Applications must be postmarked 21 days before the Town Election to vote in the Town Election.

Sitting Council Member (in mid-term) Instructions: A candidate, who is a seated Councilman serving a term of office that expires non-concurrently with the Mayor, and who wishes to file a certificate of nomination for Mayor, as stated in Section 33-3 of this Charter, shall file a certificate of nomination with the Town Clerk on or before the first Wednesday in January preceding the Town election. See also Section 33-3 of the Town Charter for more information.

For any additional information regarding Voter registration, please contact the Prince George's County Board of Elections at (301) 341-7300.

Absentee Voters may make an application in writing for an absentee ballot. The application must be received no later than 7 days before the election (on **Wednesday, March 5, 2025**). The application shall contain an affidavit, which need not be under oath, but which shall set forth the information required. Please contact the Town Clerk of Forest Heights for additional information.

DEADLINE FOR CERTIFICATE OF NOMINATION AND FINANCIAL DISCLOSURE STATEMENT
Wednesday, February 5, 2025, at 4:30 PM
ALL CERTIFICATE OF NOMINATIONS ARE TO BE FILED WITH THE TOWN CLERK (ONLY)

148701 (1-2,1-16,1-30,2-13,2-27)

THE TOWN OF FOREST HEIGHTS OFFICIAL GENERAL ELECTION NOTICE 2025

On Wednesday, March 12, 2025 (the second Wednesday in March), Forest Heights residents will have the opportunity to vote for the office of Mayor as well as Councilmembers representing Ward I, Ward II, and Ward III.

Voting:

Voting will be held in Person at Town Hall located at 5508 Arapahoe Dr, Forest Heights, MD 20745. Only qualified municipal voters properly registered with the County Board of Elections may vote in Town elections.

The Polling Location will be open on Election Day, Wednesday, March 12, 2025, from 11:00AM to 8:00PM

*****There are no options for Mail in or Drop Off Ballots During this (post pandemic) election cycle. All voting (except by absentee ballot) must occur in person at the designated polling location*****

Request for Absentee Ballots:

To request an absentee ballot please email TownClerk@ForestHeightsmd.gov or contact the Town Clerk in person at Town Hall between the hours of 9:00AM – 5:00PM Monday – Friday. Please note that the Town Hall (Municipal Building) is closed for all recognized Town and Federal Holidays.

This Absentee Ballot Application must be received on or before **March 5, 2025** (at least 7 days before the general election). Completed absentee ballots must be returned NLT close of polls (8 PM) on Election Day.

Once the Absentee Ballot request is complete, please mail to:

Chairman of the Board of Registrations and Elections
 The Town of Forest Heights
 5508 Arapahoe Drive, Forest Heights, Maryland, 20745

Request for Reasonable Accommodations:

Voters in the Town of Forest Heights who require reasonable accommodations under the Americans with Disabilities Act (ADA) to participate in local elections can request assistance by contacting the Town Clerk's office well in advance of the election date. Accommodations may include accessible voting machines, assistance with completing a ballot, release of absentee ballot to agent or guardian, or other modifications to ensure equitable access to the voting process. Voters are encouraged to specify their needs early to allow sufficient time for arrangements to be made, ensuring a seamless and inclusive voting experience for all residents.

148700 (1-2,1-16,1-30,2-13,2-27,3-6)

LEGALS

Public Notice WSSC Water Revises Billing Regulations

On December 18, 2024, the Washington Suburban Sanitary Commission (WSSC Water) adopted revisions to Chapter 3.25 of the Code of Regulations.

The revisions include the addition of a definition for Extreme Weather Forecast and a provision prohibiting termination of service during an Extreme Weather Forecast. In addition, a new provision was adopted per the refund of credit balances.

The effective date of these revisions is February 3, 2025. To view these changes, see the links below:

- Definition of Extreme Weather Forecast: [wsscwater.com/definition](https://www.wsscwater.com/definition)
- No Shutoffs during Extreme Weather Forecast: [wsscwater.com/shutoff](https://www.wsscwater.com/shutoff)
- Refund of Credit Balances: [wsscwater.com/credit-refund](https://www.wsscwater.com/credit-refund)

For additional information, contact John Curry, Director of Customer Service, at John.Curry@wsscwater.com.

148702

(1-2)

THE PRINCE GEORGE'S POST

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Fax 301-627-6260

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LEGALS

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www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**9409 SILVER FOX TURN
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated July 25, 2006 and recorded in Liber 28056, Folio 396, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$324,000.00, and an interest rate of 4.250%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 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 \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148605 (12-19,12-26,1-2)

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

**9614 BALDHILL ROAD
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated December 23, 2005 and recorded in Liber 23874, Folio 595, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$464,000.00, and an interest rate of 6.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30AM

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

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

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

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

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

148606 (12-19,12-26,1-2)

LEGALS

Karl L. Chen, Esq
9701 Apollo Drive, Suite 381
Largo, MD 20774
301-358-3981

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE M WILLS

Notice is given that Jennatte Wills, whose address is 11915 Ellington Dr, Beltsville, MD 20705-1312, was on November 27, 2024 appointed Personal Representative of the estate of George M Wills, who died on October 24, 2018 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 27th day of May, 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.

JENNAITE WILLS
Personal Representative

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

Estate No. 134580

148651 (12-19,12-26,1-2)

Elias M. Kerby, III
3900 Jermantown Road, STE 220
Fairfax, VA 22030
703-865-6100

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM HARRIS

Notice is given that Adrian Harris, whose address is 6921 Groveton Drive, Clinton, MD 20735, was on November 6, 2024 appointed Personal Representative of the estate of William Harris, who died on May 9, 2020 without a will.

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

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 May, 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.

ADRIAN 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. 133792

148653 (12-19,12-26,1-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID TIMOTHY ROBERTS

Notice is given that Roslyn C Roberts, whose address is 600 Falls Lake Dr, Bowie, MD 20721-3167, was on November 26, 2024 appointed Personal Representative of the estate of David Timothy Roberts who died on November 1, 2024 with a will.

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

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

ROSLYN C ROBERTS
Personal Representative

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

Estate No. 135484

148642 (12-19,12-26,1-2)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEATRICE S THOMPSON

Notice is given that Warren A Thompson, whose address is 2302 Foster Pl, Temple Hills, MD 20748, was on December 10, 2024 appointed Personal Representative of the estate of Beatrice S Thompson who died on November 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 10th day of June, 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.

WARREN A THOMPSON
Personal Representative

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

Estate No. 135682

148639 (12-19,12-26,1-2)



LEGALS

Jacob Deaven
110 North 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
FRANCES HOLLEY

Notice is given that Thomas J Kokolis, whose address is 110 N. Washington St., Ste 500, Rockville, Maryland 20850, was on November 20, 2024 appointed Personal Representative of the estate of Frances Holley, who died on September 9, 2022 without a will.

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

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

THOMAS J KOKOLIS
Personal Representative

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

Estate No. 126562

148652 (12-19,12-26,1-2)

Sandra R. Burton Stalzer, Esq.
Goodwin Weber PLLC
5257 Buckeystown Pike #470
Frederick, Maryland 21704
301-850-2792

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE E. GARRISON

Notice is given that Charles W. Garrison, III, whose address is 12008 Gordon Avenue, Beltsville, MD 20705, was on November 26, 2024 appointed Personal Representative of the estate of Joanne E. Garrison who died on September 18, 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 26th day of May, 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 W. GARRISON, III
Personal Representative

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

Estate No. 135578

148636 (12-19,12-26,1-2)

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SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**10614 ELIZABETH PARNUM PLACE
UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated March 31, 2006 and recorded in Liber 28072, Folio 378, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$325,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 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 \$28,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148601 (12-19,12-26,1-2)

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

**2101 RITCHE ROAD
DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated February 24, 2016 and recorded in Liber 37988, Folio 540, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$128,129.00, and an interest rate of 4.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30 AM

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

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

148602 (12-19,12-26,1-2)

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

**1005 CHILLUM ROAD UNIT 310
HYATTSVILLE, MD 20782**

By authority contained in a Deed of Trust dated July 2, 2007 and recorded in Liber 28288, Folio 64, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$106,500.00, and an interest rate of 6.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30 AM

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

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

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

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

148603 (12-19,12-26,1-2)

Your Newspaper of Legal Record 301-627-0900

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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

JANUARY 7, 2025 AT 11:30 AM

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

148604 (12-19,12-26,1-2)

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 609 Cover Lane, Accokeek, MD 20607

By virtue of the power and authority contained in a Deed of Trust from MARY M. WRIGHT, dated May 21, 2010 and recorded in Liber 31786 at Folio 599 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

**WEDNESDAY, JANUARY 8, 2025
3:00 P.M.**

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

LOT 17, BLOCK B, IN THE SUBDIVISION KNOWN AS "PLAT ONE MANOKEEK", AS PER PLAT THEREOF RECORDED AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY MARYLAND IN PLAT BOOK VJ 189, AT PLAT 1

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

TERMS OF SALE: A deposit of \$17,000.00 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 5.250% 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, SAMUEL D. WILLIAMOWSKY, 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 # A000560

148674 (12-19,12-26,1-2)

LEGALS

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
BARBARA Y. OPUNI-BEDIAKO
Estate No.: 132912

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 **February 10, 2025 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

148679 (12-26,1-2) 148680 (12-26,1-2)

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
BEFORE THE REGISTER OF WILLS
IN THE ESTATE OF: ANTONIO PEOPLES
ESTATE NO: 134961

PUBLIC NOTICE TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Octavia French challenging the will dated February 25, 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

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LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 22, 2009, a certain Deed of Trust was executed by Catherine Jones as Grantor(s) in favor of New Day Financial, LLC as Beneficiary, and Premium Title Escrow, LLC as Trustee(s), and was recorded on December 28, 2009, in Book 31288, Page 524 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 February 5, 2016, and recorded on April 1, 2016, in Book 38055, Page 614, 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 28, 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 November 19, 2024 is \$386,029.48; 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 January 14, 2025 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: 9108 Ridgewood Drive, Fort Washington, MD 20744

Tax ID: 09-0936567

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 \$386,029.48.

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 \$39,000.00 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 \$39,000.00 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 mortgagor 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 mortgagor 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 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: November 26, 2024

Cohn, Goldberg & Deuts, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deuts, LLC
1099 Winterson 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"
LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PRINCE GEORGES', COUNTY OF PRINCE GEORGE'S, STATE OF MARYLAND, AND IS DESCRIBED AS FOLLOWS:

ALL THAT LOT OF GROUND SITUATE IN THE, STATE OF MARYLAND

LEGALS

AND DESCRIBED AS FOLLOWS, THAT IS TO SAY:

LOT NUMBERED TWENTY-SIX (26) IN BLOCK LETTERED "F", IN THE SUBDIVISION KNOWN AS "MAPLEWOOD", AS PER PLAT THEREOF RECORDED IN PLAT BOOK WWW 64 AT PLAT 40 AMONG THE LAND RECORDS OF PRINCE GEORGE'S COUNTY, MARYLAND.
TAX ACCOUNT NO.: 09-0936567

PROPERTY ADDRESS: 9108 RIDGEWOOD DRIVE, FORT WASHINGTON, MD 20744.

SUBJECT TO COVENANTS AND RESTRICTIONS WHICH MAY BE OF LEGAL FORCE AND EFFECT.

BEING THE SAME PROPERTY CONVEYED BY DEED DATED 9-26-08, RECORDED 9-30-08, BOOK 30032, PAGE 280, FROM MARVIN S. KYLE AND CATHERINE JONES TO CATHERINE JONES.

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148667 (12-26,1-2,1-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**11605 WHITTIER ROAD
BOWIE, MD 20721**

By authority contained in a Deed of Trust dated July 2, 2004 and recorded in Liber 20232, Folio 500, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$269,600.00, and an interest rate of 4.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$14,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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148669 (12-26,1-2,1-9)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY CATHERINE PADUDA

Notice is given that Patricia A. Farmer, whose address is 13304 Briarwood Drive, Laurel, MD 20708, was on November 20, 2024 appointed Personal Representative of the estate of Mary Catherine Paduda who died on January 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.

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.

PATRICIA A. FARMER
Personal Representative

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

Estate No. 132420
148684 (12-26,1-2,1-9)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE MAE KELLY

Notice is given that James Walker Moran Jr, whose address is 9274 Cherry Ln, Apt 80, Laurel, MD 20708-1152, was on December 13, 2024 appointed Personal Representative of the estate of Annie Mae Kelly, who died on November 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 13th day of June, 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 WALKER MORAN 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. 135724
148685 (12-26,1-2,1-9)

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Weekend

LEGALS

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SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**3911 CLAIRTON DRIVE
 BOWIE, MD 20721**

By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24661, Folio 609, modified by Loan Modification Agreement recorded on March 17, 2022, at Liber No. 47297, Folio 116, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$507,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$34,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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148607 (12-19,12-26,1-2)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**2354 SETON WAY
 DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated January 9, 2014 and recorded in Liber 35640, Folio 196, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$143,125.00, and an interest rate of 4.875%, 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

JANUARY 7, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$9,600.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

Tidewater Auctions, LLC
 (410) 825-2900
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148608 (12-19,12-26,1-2)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

**12906 WOODS VIEW STREET
 UPPER MARLBORO, MD 20772**

By authority contained in a Deed of Trust dated June 29, 2016 and recorded in Liber 38531, Folio 165, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$234,000.00, and an interest rate of 6.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$19,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148666 (12-26,1-2,1-9)

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

**3945 ELITE STREET
 BOWIE, MD 20716**

By authority contained in a Deed of Trust dated January 24, 2008 and recorded in Liber 29369, Folio 354, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$260,000.00, and an interest rate of 2.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$26,000.00 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

148610 (12-19,12-26,1-2)

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

**7517 RIVERDALE ROAD, APT 1916
 NEW CARROLLTON AKA HYATTSVILLE, MD 20784**

By authority contained in a Deed of Trust dated August 22, 2007 and recorded in Liber 29064, Folio 101, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$69,600.00, and an interest rate of 5.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 7, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,000.00 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

148609 (12-19,12-26,1-2)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

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

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

JANUARY 14, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$7,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148668 (12-26,1-2,1-9)

**To S u b s c r i b e
 C a l l
 T h e P r i n c e
 G e o r g e ’ s P o s t a t
 3 0 1 - 6 2 7 - 0 9 0 0**

LEGALS

William C. Trevillian
7865 Quarterfield Road
Severn MD 21144
410-761-2430

Mary Paloger Esq
1629 K St NW Suite 300
Washington, DC 20006
202-888-1736

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED SEXTON

Notice is given that Lana Sue Croxford, whose address is 2713 Federal Lane, Bowie, MD 20715, and Pamela Cook, whose address is 240 Mountain Rose Lane, Belton, TX 76513-8901 were on October 21, 2024 appointed Co-Personal Representatives of the estate of Mildred Sexton who died on September 22, 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 21st day of April, 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.

LANA SUE CROXFORD
PAMELA COOK
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. 135148
148650 (12-19,12-26,1-2)

LEGALS

John Christopher Belcher
North Beach Attorney
4105 7th Street
North Beach, MD 20745
301-749-7306

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROY EZON JENSEN

Notice is given that Nancy Dusenberry, whose address is 2215 Hyde Lane, Bowie, MD 20716, was on November 18, 2024 appointed Personal Representative of the estate of Roy Ezon Jensen who died on October 29, 2024 with a will.

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

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

NANCY DUSENBERRY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135472
148640 (12-19,12-26,1-2)

Perry J Becker
14300 Gallant Fox Lane Suite 218
Bowie, MD 20715
301-262-6000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENISE MONTERO

Notice is given that Perry Becker, whose address is 14300 Gallant Fox Ln, Ste 218, Bowie, MD 20715, was on November 26, 2024 appointed Personal Representative of the estate of Denise Montero who died on August 12, 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 26th day of May, 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.

PERRY BECKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134459
148641 (12-19,12-26,1-2)

LEGALS

Stephanie L Royal
9841 Washingtonian Blvd
Suite 200
Gaithersburg, MD 20878
301-275-9973

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KENNETH ANDERSON STEWART

Notice is given that Kelia Stewart, whose address is 2616 Osage Street, Adelphi, Maryland 20783, was on December 13, 2024 appointed Personal Representative of the estate of Kenneth Anderson Stewart who died on July 5, 2024 with a will.

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

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

KELIA STEWART
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134074
148681 (12-26,1-2,1-9)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLYDE CUNNINGHAM

Notice is given that Tamara Cunningham-Myers, whose address is 1609 Shamrock Ave, Capitol Heights, MD 20743-5330, was on November 21, 2024 appointed Personal Representative of the estate of Clyde Cunningham 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 21st day of May, 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.

TAMARA CUNNINGHAM-MYERS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134932
148682 (12-26,1-2,1-9)

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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

13317 10TH STREET
BOWIE, MD 20715

By authority contained in a Deed of Trust dated April 25, 2007 and recorded in Liber 27805, Folio 207, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$301,600.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JANUARY 14, 2025 AT 11:30 AM

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

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

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

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

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

148671 (12-26,1-2,1-9)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

9401 DANIA COURT
FORT WASHINGTON, MD 20744

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

JANUARY 14, 2025 AT 11:30 AM

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

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

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

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

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

148670 (12-26,1-2,1-9)

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

9017 50TH PLACE
COLLEGE PARK, MD 20740

By authority contained in a Deed of Trust dated September 16, 2016 and recorded in Liber 38691, Folio 126, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$262,108.00, 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

JANUARY 21, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

148699 (1-2,1-9,1-16)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEANETTE E. JOHNSON

Notice is given that James C. Redman, whose address is 2109 Iverson Street, Temple Hills, MD 20748, was on November 4, 2024 appointed Personal Representative of the estate of Jeanette E. Johnson, who died on July 21, 2024 without a will.

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

All persons having any objection to the appointment (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 May, 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 C. REDMAN
Personal Representative

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

Estate No. 134514
148655 (12-19,12-26,1-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTONIO PEOPLES

Notice is given that Angela Denise Bryant, whose address is 1676 Maryland Ave NE, Apt 530, Washington, DC 20002-7710, was on October 11, 2024 appointed Personal Representative of the estate of Antonio Peoples, who died on September 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 11th day of April, 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 DENISE BRYANT
Personal Representative

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

Estate No. 134961
148656 (12-19,12-26,1-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN A JACKSON

Notice is given that JET'AIME M JACKSON SR, whose address is 6502 Steuben Ct, Clinton, MD 20735, was on December 10, 2024 appointed Personal Representative of the estate of Jean A Jackson, who died on November 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 June, 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.

JET'AIME M JACKSON SR
Personal Representative

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

Estate No. 135610
148686 (12-26,1-2,1-9)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**BEVERLY MARIE SABOL
AKA: BEVERLY SABOL**

Notice is given that Betty A Emelio, whose address is 3732 Patuxent Manor Rd, Davidsonville, MD 21035-2166, was on October 21, 2024 appointed Personal Representative of the estate of Beverly Marie Sabol who died on September 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 21st day of April, 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.

BETTY A EMELIO
Personal Representative

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

Estate No. 135189
148647 (12-19,12-26,1-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWARD L SINSKY

Notice is given that Edward J Sinsky, whose address is 829 Insley Circle, Frederick, MD 21701, was on December 3, 2024 appointed Personal Representative of the estate of Edward L Sinsky who died on July 18, 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 June, 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.

EDWARD J SINSKY
Personal Representative

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

Estate No. 135536
148646 (12-19,12-26,1-2)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGELA L HERRON

Notice is given that William Foster Jr, whose address is 17302 Will Ct, Accokeek, MD 20607, was on December 16, 2024 appointed Personal Representative of the estate of Angela L Herron who died on November 13, 2024 with a will.

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

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

WILLIAM FOSTER 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. 135545
148683 (12-26,1-2,1-9)

The
Prince George's Post
Newspaper

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

Happy New Year!

LEGALS

ENACTED BILLS

COUNTY COUNCIL OF
PRINCE GEORGE'S COUNTY, MARYLAND

CB-001-2024 (DR-3) AN ACT CONCERNING MINORITY BUSINESS START UP FUNDS for the purpose of adding businesses that are located within the beltway to the Prince George's County Business Expansion and Start-Up Grant Program; adding businesses that are located within the beltway to the Prince George's County Business Expansion and Start-Up Loan program; creating a set aside of twenty-percent (20%) for qualifying businesses within the beltway; defining a County goal of servicing at least fifty-percent (50%) of qualifying businesses that are located within the beltway (the area in the County between the border with the District of Columbia and the Capital Beltway) or within one-quarter mile of a transit station, or within one of the primary or secondary growth sectors outlined in the Approved Economic Development Strategic Action Plan for Prince George's County within the next five (5) years, and other related provisions.

ENACTED: 11/12/2024; UNSIGNED: 12/13/2024; EFFECTIVE: 1/28/2025

CB-007-2024 (DR-2) AN ACT CONCERNING THE REVISED ELDERLY PROPERTY TAX CREDIT for the purpose of revising the current elderly property tax credit to make its applicability exclusive of and separate and distinct from the Homestead and Maryland Homeowner's Property Tax Credit.

ENACTED: 11/12/2024; UNSIGNED: 12/13/2024; EFFECTIVE: 1/28/2025

CB-026-2024 AN ACT CONCERNING BID AND CONTRACT SECURITY for the purpose of amending a provision of Subtitle 10A to address the challenges experienced in the marketplace to implement the current County bonding requirements; to ensure the County and its subcontracting community has adequate security for its protection in construction projects.

ENACTED: 9/17/2024; SIGNED: 10/15/2024; EFFECTIVE: 12/2/2024

CB-031-2024 (DR-2) AN ACT CONCERNING COMMON OWNERSHIP COMMUNITIES - ALTERNATIVE DISPUTE RESOLUTION for the purpose of adding Commissioners to Commission on Common Ownership Communities; providing for the terms and geographical requirements of Commission members; providing for certain powers; providing for certain definitions; providing for alternative dispute resolution and the exhaustion of administrative remedies; providing for a request for relief from a stay; providing for acceptance of jurisdiction of complaints; providing for the production of evidence; providing for mediation and dismissal before a hearing; providing for a hearing panel; providing for an administrative hearing; providing for the settlement of disputes and assistance to parties; and generally relating to alternative dispute resolution in common ownership communities.

ENACTED: 9/17/2024; SIGNED: 10/15/2024; EFFECTIVE: 12/2/2024

CB-057-2024 AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE'S COUNTY for the purpose of amending the Classification Plan of the County to reallocate the grade for a certain class of work.

ENACTED: 9/17/2024; SIGNED: 10/15/2024; EFFECTIVE: 12/2/2024

CB-059-2024 (DR-3) AN ACT CONCERNING RENTAL HOUSING - DISCLOSURE for the purpose of requiring certain application disclosures for certain single-family rental facility or multifamily rental facility housing; requiring that certain information be provided including, but not limited, to [the name and the physical address of the owner of a corporate body and] the name and physical address of [their] [an owner's] the legal owner of record's authorized agent and resident agent on an on-line searchable public database of all licensed single-family rental facility and multifamily rental facility housing in the County maintained by the Department of Permitting, Inspections and Enforcement; and the name and physical address of the legal [the owner's] owner of record's mortgage holder and proof of insurance and the name and physical address of the legal owner of record's insurance company[] [requiring that certain disclosure information shall be] made available by the Department to the public in a timely manner, upon request; and generally regarding rental housing disclosure.

ENACTED: 11/12/2024; SIGNED: 12/12/2024; EFFECTIVE: 1/27/2025

CB-066-2024 (DR-3) AN ACT CONCERNING SHORT-TERM RENTALS for the purpose of requiring the Department of Permitting, Inspections and Enforcement to maintain an on-line searchable public database of all licensed short-term rentals in the County; requiring certain database information; and generally regarding short-term rentals.

ENACTED: 11/12/2024; SIGNED: 12/12/2024; EFFECTIVE: 1/27/2025

CB-071-2024 (DR-3) AN ACT CONCERNING LANDLORD-TENANT-SECURITY MEASURES AND SECURITY EQUIPMENT for the purpose of amending provisions of the Prince George's County Code to provide for a certain definition; to require certain security measures and security equipment for Garden Style Apartments; delaying a certain implementation date of the provisions of this Act; providing for the effective date of this Act; and generally regarding landlord-tenant security measures and security equipment.

ENACTED: 11/12/2024; SIGNED: 12/12/2024; EFFECTIVE: 1/27/2025

CB-075-2024 AN ACT CONCERNING HOMESTEAD PROPERTY TAX CREDIT for the purpose of establishing the homestead property tax credit for the County property tax for the taxable year beginning July 1, 2025, as required by State law.

ENACTED: 11/12/2024; SIGNED: 12/12/2024; EFFECTIVE: 1/27/2025

CB-078-2024 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - PRINCE GEORGE'S COUNTY POLICE CIVILIAN EMPLOYEES ASSOCIATION for the purpose of approving the labor agreement by and between Prince George's County, Maryland and the Prince George's County Police Civilian Employees Association to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board and amended by the Office of Human Resources Management from time to time.

ENACTED: 10/29/2024; SIGNED: 11/27/2024; EFFECTIVE: 1/13/2025

CB-089-2024 AN ACT CONCERNING RENTAL HOUSING LICENSES for the purpose of allowing the Department to require proof of a license exemption pursuant to Section 13-181, the suspension of a license for a violation of Subtitle, 4 Subtitle 5, Subtitle 11, Subtitle 13, or Subtitle 27, of this Code, deny the issuance of a rental license for failure to have a Use and Occupancy Permit, increase the fines for violation of this Section, and allow for the issuance of administrative citations and administrative Hearings.

ENACTED: 11/12/2024; SIGNED: 12/12/2024; EFFECTIVE: 1/27/2025

CB-090-2024 AN ACT CONCERNING INCREASE OF GENERAL PENALTY for the purpose of increasing the penalty for prohibited acts or violations of the County Code from \$1000.00 to \$5000.00.

ENACTED: 11/12/2024; SIGNED: 12/12/2024; EFFECTIVE: 1/27/2025

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

ATTEST:
Donna J. Brown
Clerk of the Council

Copies of these documents are available for viewing online at <https://princegeorgescountymd.legistar.com>

148714 (1-2)

**A SUMMARY OF HYATTSVILLE ORDINANCE
2024-05 – Election Code Revisions**

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 2024-05 Election Code Revisions on December 16, 2024. The title of the Ordinance which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council Amends Chapter 8 of the City of Hyattsville Code to Change the Requirements Related to Early Voting Day Hours and Election Related Mailings and Update the Language Regarding the Processing of Mail-In Ballots

The Ordinance is effective on January 5, 2025. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2024-05 Election Code Revisions in its entirety contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

148676 (12-26,1-2)

LEGALS

PRINCE GEORGE'S COUNTY, MARYLAND
WAGE DETERMINATION BOARD
1400 McCormick Drive, Suite 200
Largo, Maryland 20774
301-883-6255
prevailingwage@co.pg.md.us

PREVAILING Highway CONSTRUCTION WAGE RATES

On December 11, 2024, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works highway construction projects bid effective January 7, 2025.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Section 2-247 through 2-253.5 inclusive.

| | Basic Hourly Rate | Fringe Rate |
|-------------------------------------|-------------------|-------------|
| Bricklayer | \$25.22 | \$12.84 |
| Bridge Painter | \$42.93 | \$15.58 |
| Carpenter | \$34.00 | \$12.84 |
| Cement Mason | \$28.23 | \$9.96 |
| Concrete Tender | \$19.00 | \$0.00 |
| Electrician | \$43.20 | \$16.62 |
| HVAC / Refrigeration Service | \$50.27 | \$23.99 |
| Ironworker Reinforcing | \$29.00 | \$23.32 |
| Ironworker Structural | \$36.10 | \$25.52 |
| Laborer (Skilled): | \$29.47 | \$9.10 |
| Air Tool Operator | \$29.47 | \$9.10 |
| Asphalt Paver | \$29.47 | \$9.10 |
| Asphalt Raker | \$29.47 | \$9.10 |
| Concrete Tender | \$29.47 | \$9.10 |
| Finisher (Concrete / Cement) | \$29.47 | \$9.10 |
| Flagger | \$29.47 | \$9.10 |
| Form Setter | \$29.47 | \$9.10 |
| Landscaping | \$29.47 | \$9.10 |
| Luteman | \$29.47 | \$9.10 |
| Pipelayer | \$29.47 | \$9.10 |
| Roller | \$29.47 | \$9.10 |
| Skid Steer (Bobcat) | \$29.47 | \$9.10 |
| Tamper | \$29.47 | \$9.10 |
| Laborer (Unskilled / Common) | \$28.10 | \$9.01 |
| Millwright | \$35.00 | \$13.49 |
| Painter | \$45.00 | \$21.43 |
| Pipelayer | \$22.17 | \$7.01 |
| Screedman / Raker | \$26.00 | \$7.09 |
| Steamfitter / Pipefitter | \$50.27 | \$23.99 |
| Stone Mason | \$44.30 | \$21.22 |
| Terrazzo Finisher, Marble & Tile | \$28.09 | \$12.59 |
| Terrazzo Worker, Marble & Tile | \$33.41 | \$14.24 |
| Truck Driver (Dump Truck) | \$22.57 | \$0.00 |
| Truck Driver (Tractor Trailer) | \$21.88 | \$2.28 |
| Power Equipment Operators: | | |
| Asphalt Distributor, Liquid | \$18.45 | \$5.75 |
| Asphalt Raker | \$18.00 | \$6.38 |
| Boom Truck | \$23.78 | \$6.87 |
| Backhoe Operator | \$28.00 | \$6.87 |
| Bulldozer | \$28.50 | \$7.70 |
| Crane | \$25.29 | \$6.30 |
| Excavator | \$30.00 | \$7.70 |
| Gradall | \$27.00 | \$6.87 |
| Grader | \$23.15 | \$1.78 |
| Loader | \$23.00 | \$7.70 |
| Milling Machine | \$24.29 | \$6.00 |
| Mechanic | \$26.16 | \$6.87 |
| Oiler | \$19.50 | \$1.78 |
| Paver | \$23.78 | \$6.87 |
| Piledriver | \$31.89 | \$11.98 |
| Roller, Base | \$23.62 | \$7.70 |
| Roller, Finish | \$20.00 | \$2.50 |
| Scraper | \$19.25 | \$3.97 |
| Sweeper | \$19.50 | \$0.00 |

148705 (1-2)

THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

AVISO DE FORO COMUNITARIO
EN EL
CONDADO DE PRINCE GEORGE
PLAN CONSOLIDADO QUINQUENAL 2026-2030
DEL CONDADO
PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO
Y
PLAN DE ACCIÓN ANUAL DEL AÑO FISCAL 2026

Mientras que el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés) del condado de Prince George's está elaborando el Plan Consolidado del Condado para los años fiscales (FY, en inglés) 2026-2030 (años fiscales federales 2025-2029) y el Plan de Acción Anual del Condado para el año fiscal 2026 (año fiscal federal 2025) para la vivienda y el desarrollo comunitario, por la presente solicita comentarios públicos de los residentes del condado.

El Plan Consolidado para los años fiscales 2026-2030 delineará las necesidades prioritarias y los objetivos específicos relacionados con la vivienda y el desarrollo comunitario para los próximos cinco años. El Plan de Acción Anual de Vivienda y Desarrollo Comunitario es una estrategia integral que describe las acciones, actividades y programas que se llevarán a cabo durante el año fiscal 2026 del condado para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan Consolidado del año fiscal 2026-2030. El Plan de Acción Anual también funciona como una solicitud de fondos federales para los siguientes programas de asignación: el Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés), las Subvenciones para Soluciones de Emergencia (ESG, en inglés) y el Programa de Asociaciones de Inversión en Vivienda (HOME, en inglés).

El objetivo del foro es permitir a los residentes abordar las necesidades de vivienda y desarrollo comunitario, el proceso de desarrollo de las actividades propuestas y las actuaciones del programa.

Foro comunitario

Fecha y hora: Miércoles 15 de enero de 2025 (de 6:00 p. m. a 8:00 p. m.)
Ubicación: Plataforma virtual: Zoom (confirme la asistencia a CDBGCPD@co.pg.md.us para recibir el enlace).

Se dispondrá de lengua de señas para las personas con discapacidad auditiva y de servicios de interpretación. Para solicitar estos servicios, llame al siguiente número telefónico: Teletipo (TTY, en inglés) (301)699-2544 o por correo electrónico a CDBGCPD@co.pg.md.us

También puede enviar comentarios por escrito al Departamento de Vivienda y Desarrollo Comunitario a 9200 Basil Court, Suite 306, Largo, Maryland 20774. Para obtener más información, póngase en contacto con Shirley E. Grant, jefa de Planificación y Desarrollo Comunitario, al teléfono (301)883-6511 o por correo electrónico a segrant@co.pg.md.us.

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

Con la autorización de:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Comunitario
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 2 de enero de 2025

148717 (1-2)

*The
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Call
301-627-0900
or
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301-627-6260
Have
a
Very
Safe
Weekend*

LEGALS

**PRINCE GEORGE'S COUNTY, MARYLAND
WAGE DETERMINATION BOARD
1400 McCormick Drive, Suite 200
Largo, Maryland 20774
301-883-6255
prevailingwage@co.pg.md.us**

PREVAILING Building CONSTRUCTION WAGE RATES

On December 11, 2024, the Prince George's County Wage Determination Board adopted the following schedule of prevailing hourly rates of wages to be paid to workers employed on Prince George's County public works building construction projects bid effective January 7, 2025.

Workers employed by contractors and subcontractors in the execution of any contract for public works are to be paid not less than the prevailing hourly rates of wages applicable to straight time and overtime work. Reference: Prince George's County Code, Division 14, Section 2-247 through 2-253.5 inclusive.

| | <u>Basic Hourly Rate</u> | <u>Fringe Rate</u> |
|---|--------------------------|--------------------|
| Asbestos Worker | \$39.27 | \$19.42 |
| Boilermaker | \$38.76 | \$17.51 |
| Bricklayer | \$37.50 | \$14.78 |
| Carpenter | \$33.21 | \$14.03 |
| Caulker | \$20.30 | \$4.80 |
| Cement Mason | \$28.15 | \$10.58 |
| Communication Technician | \$33.04 | \$12.36 |
| Electrician | \$52.98 | \$21.35 |
| Elevator Construction Mechanic | \$54.77 | \$43.57 |
| Fire Proofer (Handler) | \$18.90 | \$4.89 |
| Fire Proofer (Mixer / Pumper) | \$20.83 | \$4.89 |
| Fire Proofer (Sprayer) | \$25.17 | \$4.89 |
| Firestopper (Asbestos Worker) | \$29.41 | \$9.48 |
| Glazier | \$34.76 | \$14.00 |
| HVAC / Refrigeration Service | \$50.27 | \$23.99 |
| Insulator | \$40.02 | \$19.92 |
| Ironworker Structural | \$36.10 | \$25.52 |
| Ironworker Reinforcing | \$29.00 | \$21.37 |
| Laborer (Skilled): | \$29.05 | \$9.01 |
| Air Tool Operator | \$29.05 | \$9.01 |
| Asphalt Paver | \$29.05 | \$9.01 |
| Asphalt Raker | \$29.05 | \$9.01 |
| Concrete Tender | \$29.05 | \$9.01 |
| Finisher (Concrete / Cement) | \$29.05 | \$9.01 |
| Flagger | \$29.05 | \$9.01 |
| Hazardous Material Handler | \$29.05 | \$9.01 |
| Landscaping | \$29.05 | \$9.01 |
| Luteman | \$29.05 | \$9.01 |
| Pipelaye | \$29.05 | \$9.01 |
| Skid Steer (Bobcat) | \$29.05 | \$9.01 |
| Tamper | \$29.05 | \$9.01 |
| Laborer (Unskilled / Common) | \$27.79 | \$8.72 |
| Mason Tender | \$16.60 | \$6.81 |
| Milling Machine | \$27.00 | \$1.83 |
| Millwright | \$38.49 | \$15.86 |
| Painter | \$27.46 | \$11.71 |
| Painter (Drywall Finisher) | \$27.46 | \$11.71 |
| Painter (Industrial) | \$34.30 | \$14.78 |
| Plasterer | \$29.70 | \$7.48 |
| Plumber | \$49.00 | \$22.76 |
| Roofer | \$33.56 | \$14.71 |
| Screed | \$26.00 | \$1.86 |
| Sheetmetal Worker | \$47.92 | \$23.18 |
| Skid Loader | \$26.25 | \$1.47 |
| Soft Floor Layer | \$33.34 | \$14.40 |
| Sprinkler Fitter | \$37.15 | \$19.49 |
| Steamfitter / Pipefitter (Includes HVAC) | \$50.27 | \$23.99 |
| Stone Mason | \$44.30 | \$21.22 |
| Terrazzo Finisher, Marble & Tile | \$28.09 | \$12.59 |
| Terrazzo Worker, Marble & Tile | \$33.41 | \$14.24 |
| Truck Driver | \$26.00 | \$8.95 |
| Truck Driver (Dump Truck) | \$24.00 | \$2.59 |
| Truck Driver (End Dump) | \$26.50 | \$2.37 |
| Truck Driver (Low Boy) | \$27.17 | \$2.76 |
| Truck Driver (Tack Truck) | \$27.00 | \$1.93 |
| Truck Driver (Tractor Trailer) | \$31.07 | \$13.10 |
| Water Truck Driver | \$24.00 | \$1.71 |
| Power Equipment Operators: | | |
| Backhoe | \$31.17 | \$6.87 |
| Boom Truck | \$34.08 | \$9.80 |
| Bulldozer | \$30.50 | \$6.02 |
| Concrete Pump | \$19.48 | \$9.59 |
| Crane (Tower Crane) | \$46.78 | \$13.10 |
| Drill Rig | \$41.47 | \$11.60 |
| Excavator | \$34.80 | \$11.60 |
| Forklift | \$20.22 | \$6.81 |
| Gradall | \$26.00 | \$6.87 |
| Loader | \$29.30 | \$8.65 |
| Mechanic | \$28.28 | \$7.74 |
| Paver | \$23.78 | \$6.87 |
| Piledriver | \$33.07 | \$12.30 |
| Roller | \$22.07 | \$7.50 |
| Scraper | \$22.10 | \$5.12 |

148706 (1-2)

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: **1/9/2025.**

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 NEW HOLLAND BOBCAT N8M487384

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

2000 YAMAHA YFM 5Y4AH06W5YA015521
2000 BMW 528i WBADM6342YGU07874

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

2007 CHEVROLET TAHOE 1GNFK13047J151845
2014 TOYOTA COROLLA 2T1BURHE4EC031797

**METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735**

1997 FORD EXPLORER 1FMDU34EXVUB96859
2014 HYUNDAI ELANTRA 5NPDH4AE8EH502812
1999 DODGE RAM MD 5DG5720 2B5WB35Z2XK558110
1997 INFINITE Q45 JNKBY31A3VM300267
2009 NISSAN MURANO MD 20847M0 JN8AZ18W99W111766
2005 CHEVROLET MALIBU VA UTM5313 1G1ZT154835F288606

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

2006 VOLKSWAGEN GT SERIES VA 72075E WVWFV71K66W134599
148712 (1-2)

LEGALS

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

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

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

You must reclaim these vehicles by: **1/9/2025.**

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

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

2018 CHEVROLET EXPRESS MD 2FF9024 1GCVGAFG0J1165087
2008 BMW 328i WBAVA37518NLS58984
2004 MITUBISHI ENDEAVOR MD 3DE4201 4A4MN31S94E059215

**ANA TOWING
7820 MARLBORO PIKE
FORESTVILLE, MD 20747
301-736-7703**

2009 FORD 250 MD 2ER5744 1FTNE24W99DA89865

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

2018 MITSUBISHI OUTLANDER DC GV2306 JA4AP3AU7JU024173
2013 CHEVROLET YUKON MD 3DT1228 1GKS2KE79DR343299
2003 FORD EXPEDITION 1FMPU16W83LB61991

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

2005 VOLKSWAGEN JETTA VA 473G22 3VWPG71KX5M624277
148713 (1-2)

LEGALS

**NOTICE OF COMMUNITY FORUM
ON THE
PRINCE GEORGE'S COUNTY
HOUSING AND COMMUNITY DEVELOPMENT
COUNTY FISCAL YEAR 2026-2030
FIVE-YEAR CONSOLIDATED PLAN
AND
FISCAL YEAR 2026 ANNUAL ACTION PLAN**

As the Prince George's County Department of Housing and Community Development (DHCD) is developing the County Fiscal Year (FY) 2026-2030 (Federal Fiscal Year 2025-2029) Consolidated Plan and County Fiscal Year (FY) 2026 (Federal Fiscal Year 2025) Annual Action Plan for Housing and Community Development, it hereby solicits public comments from residents of the County.

The FY 2026-2030 Consolidated Plan will outline priority needs and specific objectives relating to housing & community development for the next five years. The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during County FY 2026 to address priority needs and specific objectives in line with the FY 2026-2030 Consolidated Plan. The Annual Action Plan also serves as an application for Federal funds for the following entitlement programs: the Community Development Block Grant (CDBG) Program, Emergency Solutions Grants (ESG), and HOME Investment Partnerships (HOME) Program.

The forum's purpose is to allow residents to address housing and community development needs, the development process for proposed activities, and program performances.

Community Forum

Date and Time: Wednesday, January 15, 2025 (6:00 p.m. – 8:00 p.m.)
Location: Virtual Platform – Zoom (must send RSVP to CDBGCPD@co.pg.md.us to receive the link).

Sign language for the hearing impaired and interpretive services can be made available. To request these services, please call: TTY (301)699-2544 or via email to CDBGCPD@co.pg.md.us

Written comments may also be sent to the Department of Housing and Community Development at 9200 Basil Court, Suite 306, Largo, Maryland 20774. For more information, please contact Shirley E. Grant, Chief Community Planning & Development Manager, at (301)883-6511 or via email at grant@co.pg.md.us.

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

By Authority of:
Aspasia Xypolia, Director
Prince George's County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: January 2, 2025

148716 (1-2)

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on August 3, 2010, a certain Deed of Trust was executed by Jean Monroe, a/k/a Jean A. Monroe, and William Monroe, a/k/a William R. Monroe as Grantor(s) in favor of Wells Fargo Bank, N.A. as Beneficiary, and John Burson, Esq. as Trustee(s), and was recorded on August 16, 2010, in Book 31938, Page 479 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 October 22, 2018, and recorded on October 23, 2018, in Book 41432, Page 459, 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 August 9, 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 November 12, 2024 is \$751,827.18; 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 January 21, 2025 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:

LEGALS

See attached Exhibit A

Commonly known as: 15305 Glastonbury Way, Upper Marlboro, MD 20774

Tax ID: 03-3650264

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 \$751,827.18.

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 \$75,500.00 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 \$75,500.00 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 mortgagor 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 mortgagor 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 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: December 4, 2024

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

BY: Richard E. Solomon
Richard E. Solomon AIS#9112190178
Cohn, Goldberg & Deutsch, LLC
1099 Winterson 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 Twenty-Eight (28), in Block Lettered "K", in the subdivision known as "Plat Thirty-Three BEECH TREE – EAST VILLAGE," as per plat thereof duly recorded among the Land Records of Prince George's County, Maryland in Plat Book REP 204, at Plat No. 36.

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

148698 (1-2,1-9,1-16)

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