

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3124 LAUREL AVENUE
CHEVERLY, MD 20785**

By authority contained in a Deed of Trust dated April 6, 2016 and recorded in Liber 38113, Folio 643, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$270,000.00, 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

FEBRUARY 25, 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 \$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
www.auction.com

148880 (2-6,2-13,2-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**3306 HUNTLEY SQUARE DRIVE UNIT T1
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated June 30, 2022 and recorded in Liber 47921, Folio 559, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$108,800.00, and an interest rate of 7.990%, 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

FEBRUARY 25, 2025 AT 11:30AM

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

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

148882 (2-6,2-13,2-20)

**THIS COULD BE
YOUR AD!**

Call 301-627-0900

for a quote.

LEGALS

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

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

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

You must reclaim these vehicles by: **2/21/2025.**

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

1998 FORD ES350 MD 3FR2873 1FDWE37L7WHB96171

ANDREWS AUTO TOWING RECOVERY AND HAULING
2907 SUITE A RICHIE ROAD
DISTRICT HEIGHTS, MD 20747
301-773-7535

2005 BUICK LACROSSE WA ATT9586 2G4WC532051198940
2023 ZHILONG KY6 HZZTABGF8P1004013
1993 OLDSMOBILE CUTLASS SC GGY607 1G3WT34X1PD341839
SUPREME

CENTRAL HEAVY DUTY TOWING
11 SE CRAIN HIGHWAY
BOWIE, MARYLAND 20716
301-390-9500

2012 CHEVROLET EXPRESS VA UB41595 1GCWGFBA4C1172190
2012 CHEVROLET EXPRESS VA TYY6195 1GCGG25C491111280
2008 FORD F350 MD 9FG3535 1FDWWR37R98EC77853

HANNAN AUTO AND TOWING
11508 EAST MAPLE AVE
BELTSVILLE, MD 20705
301-937-1937

2001 NISSAN QUEST 4N2ZN16T11D811457
2008 INFINTE FX35 SC YXK0905D JNRA508U58X100992

J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2014 NISSAN VERSA VA 3767ET 3N1CE2CPXEL369531

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

2005 HONDA ODYSSEY 5FNRL38875B120929
2017 HONDA ACCORD VA 71604X 1HGCR2F85HA112215
2004 FORD F-150 VA TKR3193 2FTRX18W64CA04330
2014 ACURA MDX MD 6EN6765 5FRYD4H49E021829
1996 CHEVROLET CAMARO OH EU34YM 2G1FP22K0T1245714
2012 INFINTE G37 JN1CV6ARXCM974132
2010 NISSAN ALTIMA DC GR6723 1N4AL2AP1AN456800

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

2005 CHEVROLET EXPRESS MD 3FB6183 1GCGG25V951157196
2007 NISSAN MURANO JN8AZ08TX7W514653
2003 CHEVROLET TAHOE VA UMP9564 1GNK13Z33R138784
1997 DODGE DAKOTA MD 4BZ3731 1B7GL23XXVS286560

METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735

2004 INFINITI FX35 VA TSW1726 JNRA508U84X100690
1987 PONTIAC FIERO MD DDT687 1G2PG1191HP226634
2007 HONDA CIVIC VA TFS1267 1HGFA168X7L022110
2016 VOLKSWAGEN JETTA MD 3EM1405 3VW637AJ0GM267502
2008 MITSUBISHI OUTLANDER JA4LS31W58Z015333
2008 FORD EXPLORER MD 8ED9871 1FMEU75828UB01638
2012 CHYSLER TOWN VA TYH2967 2C4RC1CG2CR124438
AND COUNTRY

2022 TESLA MODE 3 DC JG9127 5YJ3E1EB4NF170837
2006 FORD F250 MD 74898CJ 1FTNE24W26DA16980
2006 MERCEDES-BENZ E350 WDBUF56JX65943737
2016 VOLKSWAGEN JETTA MD 3EM1405 3VW637AJ0GM267502
2020 VOLKSWAGEN JETTA VA 43592Z 3VWC87BU0LMO53425
2011 LAND ROVER RANGE ROVER MD 4FB6648 SALMF1E46BA343340

148952 (2-13)

**PUBLIC AUCTION OF FEE SIMPLE PROPERTY BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
OFFICE OF REAL ESTATE AND ECONOMIC DEVELOPMENT
IN COOPERATION WITH THE
STATE HIGHWAY ADMINISTRATION**

Under the provisions of Section § 8-309 of the Transportation Article of the Annotated Code of Maryland.

AUCTION TO BE CONDUCTED: Tuesday, March 11, 2025 at 11:30 am on the premises. The Auction will commence with registration beginning at **11:00 am**. Please follow directional signage. All interested parties are encouraged to attend.

SUBJECT: The former Ira K. Jones, Et Ux property. Auction to be held for 0.336 +/- acres, located at 511 Kerby Hill Road, Fort Washington, MD 20744. The apparent zoning is Residential Rural (RR). For further information on any zoning issue, please contact Prince George's County Planning Department at 301-952-3530. In responding to this ad for the purposes of any questions, please refer to **MC# 24-1140**.

TERMS OF SALE: A deposit in the form of a certified or cashier's check in the amount of \$15,000 shall be required from the successful bidder at the time of the Auction and shall be payable to the MDOT State Highway Administration. The balance of the purchase price is to be paid at the time of settlement or the deposit may be forfeited to the Maryland Department of Transportation (MDOT) and the property disposed of in whatever manner MDOT may determine, without any further obligation or liability to the buyer.

Settlement must occur within 90 days of "Notice of Approval of Sale" by MDOT. Any request for extension must be submitted, in writing, within 60 days of "Notice of Approval of Sale," to the Chief, Office of Real Estate and Economic Development (ORED). An extension may be granted at the sole discretion of the ORED Chief and may require an additional deposit from the buyer. MDOT reserves the right to reject any and all bid offers.

IMPORTANT NOTICE: All property information contained herein is subject to independent verification by any and all interested parties; whereas it is believed to be accurate it is in no way warranted. A requested bid offer is only a starting point for the Auction, and may not be accepted by MDOT if it is not commensurate with the appraised value of the property, or there could be other reasons for the rejection of bid offers.

This sale is governed by the Offer for Purchase of Fee Simple Property. Any questions regarding the Auction may be directed to:

Ms. Mashel Wakil
Team Leader, Real Estate Services
Office of Real Estate and Economic
Development
Maryland Department of Transportation Phone: 410-865-1270
7201 Corporate Center Drive Toll-free: 1-866-242-9405
Hanover MD 21076 Email: mwakil@mdot.maryland.gov

148957 (2-13,2-20)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

**4301 19TH AVENUE
TEMPLE HILLS, MD 20748**

By authority contained in a Deed of Trust dated March 17, 2009 and recorded in Liber 30502, Folio 2, modified by Loan Modification Agreement recorded on September 4, 2020, at Liber No. 44062, Folio 92, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$176,250.00, 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

FEBRUARY 25, 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 \$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
www.auction.com

148883 (2-6,2-13,2-20)

**TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
24-O-09**

On February 3, 2025, the Common Council adopted, and on February 6, 2025, the Mayor signed, Legislative Resolution 24-O-09, to amend the Personnel Manual by repealing and re-enacting various sections to recognize the recently adopted powers and duties of the Town Administrator, to make conforming changes, and to generally update to reflect current law.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 16, 2025. The ordinance will take effect on February 26, 2025, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq.
Town Attorney
148949 (2-13)

**TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
25-O-01**

On February 3, 2025, the Common Council adopted, and on February 6, 2025, the Mayor signed, Legislative Resolution 25-O-01, to amend Chapter 2 "Administration", by repealing and re-enacting §2-113, "Compensation of the Mayor and Common Council", to increase the compensation of Common Council members.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until February 16, 2025. The ordinance will take effect on February 26, 2025, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq.
Town Attorney
148950 (2-13)

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: **2/18/2025.**

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

CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670

2018 NISSAN MAXIMA VA URU8262 1N4AA6AP6JC373663
2012 DODGE AVENGER MD 4FJ6214 1C3CDZAB1CN115286
2001 PONTIAC BONNEVILLE VA UEN1512 1G2HX4K84132770

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

2016 KIA OPTIMA MD T1524137 KNACT4L31G5089395
2006 GMC YUKON MD DV12909 1GKFK66U76J117289
2012 GMC ACADIA MD 1GA2126 1GKKRRED1CJ42214
2004 CHEVROLET ASTRO VA 6170LW 1GCDM19X04B112156
2011 CHEVROLET TRAVERSE MD 6EV5197 1GNKRGEDXB366961
2013 DODGE JOURNEY MD 1DJ4636 3C4PDCAB1DT529700
2016 MAZDA MAZDA 6 MD T1248388 JM1G1V58G1463658
2009 FORD FUSION VA TWL9000 3FAHP08189R120076
2010 CHEVROLET MALIBU VA TMT8234 1G1ZB5EB1A4112950
2006 INFINTE G35 VA TTJ2769 JNKC5V1F3YM613065
2015 CADILLAC ESCALADE 1GYEK63N05R115978
2015 TOYOTA CAMRY MD 4GC0976 4T4BF1FK8FR478644
2018 KIA AMANTI VA 81360B KNALD125785163773

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

2003 LEXUS ES MD 2BK9382 JTHBF30G030087388

148953 (2-13)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
John Ansell
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees, Plaintiffs
v.
Exodus, Inc.
AND
Theodore Payton
6942 Hanover Parkway Unit #201
Greenbelt, MD 20770
Defendants

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-003648

Notice is hereby given this 17th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of February, 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 21st day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$175,000.00. The property sold herein is known as 6942 Hanover Parkway Unit #201, Greenbelt, MD 20770.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148850 (1-30,2-6,2-13)

LEGALS

ORDER OF PUBLICATION

The Tax Lien Hedge, LLC
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Baltimore, MD 21208
Plaintiff,

v.

Hikmat Sultan
25-31 163rd Street
Flushing, NY 11358

and

Mansour E. Mahbanoozadeh
7435 Paterson Road
Falls Church, VA 22043

and

Afsaneh Farjadi
7435 Paterson Road
Falls Church, VA 22043

and

John S. Burson, Trustee
1816 N. Van Buren Street
Arlington, VA 22205
(571) 488-0250

and

State of Maryland
Office of the Attorney General
S/O Anthony G. Brown, Attorney General
200 Saint Paul Place
Baltimore, MD 21202

and

Prince George's County
Department of Finance
S/O Stephen J. McGibbon, Director
1301 McCormick Drive, Suite 1100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 13030 Old Fort Road, Fort Washington, MD 20744, and described as Legal Description PISCATAWAY HILLS ACREAGE Being known as District 05 Account Number 0403758 on the Tax Roll of the Collector of Taxes.
Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000047

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 13030 Old Fort Road, Fort Washington, MD 20744, in Prince George's County, State of Maryland, sold by the Director of Finance for Prince George's County, State of Maryland to The Tax Lien Hedge, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: Legal Description PISCATAWAY HILLS ACREAGE, District 05 Account Number 0403758 Known as 13030 Old Fort Road, Fort Washington, MD 20744.

The complaint states, among other things, that the amount necessary for redemption has not been paid.

It is thereupon this 22nd day of January, 2025, by the Circuit Court for Prince George's County, Ordered, that notice be given by the insertion of a copy of this Order in

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

vs.

SPENCER W. SCOTT,
TIMOTHY E. SCOTT,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 2215 RITCHIE RD

AND

Unknown Owner of the property 2215 RITCHIE RD described as follows: Property Tax ID 06-0603407 on the Tax Roll of Prince George's County, 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 in the property.

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-000362

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

22,877.0000 Sq.Ft. & Imps. Ritchie Forest- Ad Lot 9 Blk B, Assmt \$261,400 Lib 09394 Fl 674, and assessed to Scott Mathilda & Spencer W Etal
06 0603407 , 002215 Ritchie Rd, District Height Md 20747

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

It is thereupon this 27th day of January, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 21st day of February, 2025, warning all persons interested in the property to appear in this Court by the 1st day of April, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148874 (1-30,2-6,2-13)

LEGALS

ORDER OF PUBLICATION

EPCOT MD LLC
Plaintiff

v.

ESTATE OF FRANCES J. DOBSON

State of Maryland
Office of the Attorney General

ESTATE OF HATTIE DAVAGE

PATRICIA B. BANKS

TYRONE C. BANKS

JOSEPH P. MCMAHON

LARRY S. BALDUCCI

Prince George's County Director of Finance

Prince George's County, Maryland

All unknown owners of the property (4410 OGLETHORPE ST HYATTSVILLE 20781 being known as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance) of 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 having or claiming to have any interest in the property.

Defendants

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
Case No. C-16-CV-23-005306

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 4410 OGLETHORPE ST HYATTSVILLE 20781 being known as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to EPCOT MD LLC, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 4410 OGLETHORPE ST HYATTSVILLE 20781 being known as District - 16 Account Number - 1813963 with a legal description of UNIT 503 on the Tax Roll of the Director of Finance.

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

It is thereupon this 3rd day of February, 2025, by the Circuit Court for Prince George's County, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 8th day of April, 2025 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148904 (2-6,2-13,2-20)

LEGALS

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.

Sajdah D. Bryant
1005 Chillum Road Unit 310
Hyattsville, MD 20782
Defendant

In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-004718

Notice is hereby given this 17th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of February, 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 21st day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$66,175.53. The property sold herein is known as 1005 Chillum Road Unit 310, Hyattsville, MD 20782.

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

True Copy—Test:
Mahasin El Amin, Clerk
148851 (1-30,2-6,2-13)

LEGALS

ORDER OF PUBLICATION

TIBERIUS LLC
Plaintiff

v.

LUCY M. WILLIAMS
A/K/A LUCY M. BURIT
and
JOSEPH WILLIAMS
and
PRINCE GEORGE'S COUNTY

Any and all unknown owners of the Property described below, their heirs, devisees, personal representatives, and executors, administrators, grantees, assigns, or successors in right, title, interest, and any and all unnamed persons having or claiming to have an interest in the Property and premises situate and described as:

Account No: 5705788
Described as: Lots 20-38
47,500.0000 Sq. Ft. Huntington City Blk D Assmt \$83,700 Lib 00009 Fl 500 and assessed to Williams, Lucy M. 000000 12th St, Bowie, Md 20715
Defendants

In the Circuit Court for Prince George's County
Case No.: C-16-CV-25-000518

A Complaint to Foreclose the Rights of Redemption in Property Sold at Tax Sale Having been Filed, and upon consideration of the Plaintiff's request for an Order of Publication, it is this 3rd day of February, 2025, hereby ORDERED, by the Circuit Court for Prince George's County, Maryland, that the Defendants in these proceedings may be served by publication of a Notice at least once a week in each of three successive weeks in a newspaper of general circulation in Prince George's County, Maryland, in accordance with §14-840 of the Tax-Property Article of the Annotated Code of Maryland, on or before the 28th day of February, 2025, warning all persons interested in the Property to appear in this Court by the 8th day of April, 2025, and redeem the Property known as Account No: 5705788, and described as Lots 20-38, 47,500.0000 Sq. Ft. Huntington City Blk D, Assmt \$83,700 Lib 00009 Fl 500, and assessed to Williams, Lucy M., 000000 12th St, Bowie, MD 20715, and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff, 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
148905 (2-6,2-13,2-20)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BRENDA ESTAVIA

Notice is given that Sergio Estavia, whose address is 3785 Ladson Rd, Apt 1338, Ladson, SC 29456, was on January 31, 2025 appointed Personal Representative of the estate of Brenda Estavia, who died on December 1, 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 31st day of July, 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.

SERGIO ESTAVIA
Personal Representative

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

Estate No. 135942
148939 (2-13,2-20,2-27)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ROBERT PONCE

Notice is given that Steven Gabriel Ponce, whose address is 5435 Templeton St, Los Angeles, CA 90032, was on November 18, 2024 appointed Personal Representative of the estate of Robert Ponce, who died on November 11, 2024 without a will.

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

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

STEVEN GABRIEL PONCE
Personal Representative

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

Estate No. 135643
148940 (2-13,2-20,2-27)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, FEBRUARY 25, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
https://pgccouncil.us/LIVE

11:00 A.M.

Notice is hereby given that on Tuesday, February 25, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION:

CR-007-2025 A RESOLUTION CONCERNING WATERSHED PROTECTION AND RESTORATION for the purpose of Prince George's County's Watershed Protection and Restoration Financial Assurance Plan (FAP) for approving the Prince George's County Financial Assurance as required by State law.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

148946 (2-13,2-20)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

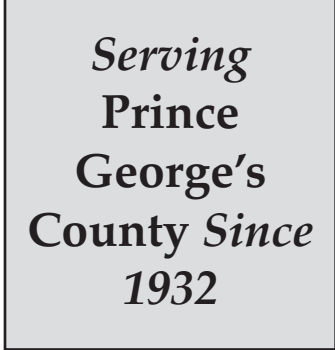
The owner(s) / lien holder(s) are hereby informed of their right to reclaim vehicle(s) upon payment of all charges and costs resulting from towing, preservation and storage. Pursuant to Sec. 26.142.10, vehicle owner has the right to contest the validity of the tow within (21) days of the date of this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

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

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

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

Table with 4 columns: YEAR, MAKE, MODEL, VIN. Lists various vehicles including Mini, Acura, Porsche, Nissan, Chevrolet, Honda, Toyota, Nissan, Jeep, Toyota, Toyota, Toyota, Saab.



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

4414 71ST AVENUE
HYATTSVILLE, MD 20784

By authority contained in a Deed of Trust dated August 21, 2007 and recorded in Liber 29150, Folio 364, modified by Loan Modification Agreement recorded on February 18, 2014, at Liber No. 35657, Folio 374, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$253,000.00, 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

FEBRUARY 18, 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 \$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

148846

(1-30,2-6,2-13)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7006 FLAGHARBOR DRIVE
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated May 5, 2005 and recorded in Liber 22485, Folio 166, modified by Loan Modification Agreement recorded on January 9, 2020, at Liber No. 42992, Folio 98, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$134,000.00, and an interest rate of 4.375%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

FEBRUARY 18, 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 \$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

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

148847

(1-30,2-6,2-13)

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

10133 ELLARD DRIVE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated January 3, 2007 and recorded in Liber 26808, Folio 728, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$495,000.00, and an interest rate of 3.000%, 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

FEBRUARY 18, 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 \$39,000.00 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

148848

(1-30,2-6,2-13)

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LEGALS

Charter Resolution No. 180

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 180 on January 27, 2025 amending Article 400 "Administration" of the Charter of the City of Laurel as follows:

CHARTER AMENDMENT:

~~Section. 469. Director of the Department of Community Resources and Emergency-~~

~~(a) There shall be a Director of the Department of Community Resources and Emergency Management that will also serve as the emergency manager appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Community Resources and Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.~~

~~(b) The Director of the Department of Community Resources and Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.~~

Section. 469. Director of the Department of Emergency Management.

(a) There shall be a Director of the Department of Emergency Management that serves as the emergency manager appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Emergency Management shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Emergency Management shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

CHARTER AMENDMENT: Section.470,

Section. 470. Director of the Department of Human Services

(a) There shall be a Director of the Department of Human Services appointed by the Mayor, subject to the confirmation of the City Council. His or her compensation shall be determined by the operating budget. The director of the Department of Human Services shall serve at the pleasure of the Mayor and shall devote his or her full time and attention to the duties and responsibilities of this office.

(b) The Director of the Department of Human Services shall be responsible, under the direction of the City Administrator, for organizing, supervising, and administering that department, including any specific duties and responsibilities as directed by the Mayor and City Council.

The date of adoption of this Charter Resolution is the **27th** day of **January**, 2025, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the **18th** day of **March**, 2025 unless on or before the **10th** day of **March**, 2025, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, by 5:00 pm pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A full copy of the proposed Charter Resolution is available on the City of Laurel website <https://www.cityoflaurel.org/clerk/notices/public-notice> or request a copy from the City Clerk's Office at 301-725-5300 Ext. 2121 or clerk@laurel.md.us

148878 (1-30,2-6,2-13,2-20)



LEGALS

**PRINCE GEORGE'S COUNTY GOVERNMENT
BOARD OF LICENSE COMMISSIONERS**

R9. Protest Hearings

- Public hearings are required for a protest.
- A protest of any license or permit other than a renewal application shall be filed with the Board within five (5) days prior to the scheduled public hearing date.
- Renewal Protest must be submitted to the Board on or before March 1st. (It's highly recommended you submit your protest request thirty days prior to your posted renewal dates.)
 - Class A renewal begins February 1st.
 - Class B renewal begins March 1st.
 - Class C and D renewal begins April 1st.
- Once the protest letter is presented to the Board, a majority vote will determine whether to move forward with the protest. A hearing will be scheduled prior to the expiration of the license. If the protest is denied by the Board, the process ends here.
- A summons or notification shall be prepared and delivered to the appropriate party.
- The Board shall provide notice to all residents, municipalities, civic associations, homeowners' associations and condominium associations that are located within **one mile** of the proposed location. The notification will include the time, date, and location of the hearing.
- Both parties shall submit to the BOLC a list of witnesses who wish to provide testimony five (5) business days before the hearing.
- The Administrative Staff may request the presence of a representative from relevant government agencies.

Rules of Engagement - Hearing Protocol

- Attorneys will be limited to up to **FIVE (5) witnesses** in support of or in opposition to the subject of the licensed premises within their respective municipality.
- ALL witnesses will be given the oath and must state their name and home address for the record.
- Witness' testimony will be limited to up to **TWO (2) minutes**; except for the Licensee, whose testimony is not bound by time.
- Each attorney will be given **THREE (3) minutes** for cross-examination of any witness presented by the other party.
- The chair will provide each party with a re-direct option – **any such re-direct will be limited to 3 minutes.**
- For all witnesses** – if your testimony will be repetitive from a previous witness, simply state, "my issue has already been addressed and my testimony is the same as the previous witness."
- The Board will be strict and hold all parties to not more than the **TWO (2) minutes** testimony time frame – thank you in advance for your adherence and compliance and please accept our apologies if we cut you off after your time has expired.
- Our timekeeper will endeavor to provide the witness with a **15 second warning**, but when time is up, we will hear your last sentence, thank you for your testimony, and ask you to mute your phone or computer.
- If someone (whether you are testifying or NOT) decides to offend the rules as stated herein, you will automatically be muted as a 1st warning, and if you continue to be disruptive – you will be removed from the hearing altogether.**
- Licensee's attorney will present their case **FIRST**. The opposition will present their case **SECOND**.
- Commissioners are permitted to ask any questions during the presentations.
- Upon conclusion of the presentation, we will offer **EACH PARTY, TWO (2) minutes** for closing arguments.

148942 (2-13,2-20)

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 Boards 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 (1-21-16,1-30,2-13,2-27)

COUNTY COUNCIL HEARINGS

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

**TUESDAY, FEBRUARY 18, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

11:00 A.M.

Notice is hereby given that on Tuesday, February 18, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION:

CR-005-2025 (DR-2) A RESOLUTION CONCERNING THE LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

148899 (2-6,2-13)

LEGALS

**TOWN OF BRENTWOOD, MARYLAND
PUBLIC NOTICE
"STOP SIGN CAMERAS"**

The Town of Brentwood, Maryland will be installing stop sign monitoring systems in accordance with §21-707.1 of the Maryland Transportation Article and Town Ordinance 2024-03. The stop sign monitoring systems will be located at:

- Allison Street & 37th Street
- 38th Street at Volta Avenue (North and South Bound)
- 34th Street and Windom Road
- 34th Street and Webster Street
- Volta Avenue at Webster Street
- Utah Street & 37th Street
- Utah Street & Jackson Street

Ticketing for violations will begin starting March 24, 2025. Violations for a stop sign infraction will be \$40 each. For questions regarding this program, you can reach the Brentwood Police Department at (301) 864-1858 or email PDInfo@brentwoodmd.gov.

148951 (2-13,2-20)

LEGALS

**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 (1-21-16,1-30,2-13,2-27,3-6)

LEGALS

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
AIR AND RADIATION ADMINISTRATION**

NOTICE OF INTENT TO ISSUE PART 70 OPERATING PERMIT, OPPORTUNITY TO SUBMIT WRITTEN COMMENTS OR TO REQUEST A PUBLIC HEARING

The Department of the Environment, Air and Radiation Administration (ARA) has completed its review of the application for a renewal Part 70 Operating Permit submitted by Sandy Hill Creative Disposal Project located in Bowie, MD. The facility includes the MSW landfill, landfill-gas (LFG) collection system, a blower, and a gas treatment system, all tied to two candlestick flares (one main and one backup).

The applicant is represented by:

Ms. Marilyn E. Naumann, Associate Director
Resource Recovery Division
Prince George's County Government
Department of the Environment
Resource and Recovery Division
3500 Brown Station Road
Upper Marlboro, MD, 20774

The Department has prepared a draft Part 70 Operating Permit for review and is now ready to receive public comment. A docket containing the application, draft permit, and supporting documentation is available for review on the Department's website, under the Air Quality Permitting Page's Title V link under "Draft Title V Permits" and may be viewed here:

<https://tinyurl.com/DraftTitleV>

Interested persons may submit written comments or request a public hearing on the draft permit. Written comments must be received by the Department no later than 30 days from the date of this notice. Requests for a public hearing must be submitted in writing and must also be received by the Department no later than 30 days from the date of this notice.

Comments and requests for a public hearing will be accepted by the Department if they raise issues of law or material fact regarding applicable requirements of Title V of the Clean Air Act, and/or regulations implementing the Title V Program in Maryland found in COMAR.

A Request for public hearing shall include the following:

- The name, mailing address, and telephone number of the person making the request;
- The names and addresses of any other persons for whom the person making the request is representing; and
- The reason why a hearing is requested, including the air quality concern that forms the basis for the request and how this concern relates to the person making the request.

All written comments and requests for a public hearing should be directed to the attention of Ms. Shannon Heafey via email at Shannon.heafey@maryland.gov or by post at Air Quality Permits Program, Air and Radiation Administration, 1800 Washington Boulevard Suite 720, Baltimore, Maryland 21230-1720. Further information may be obtained by calling Ms. Shannon Heafey at (410) 537-4433.

148945 (2-13)

THE PRINCE GEORGE'S POST

Call 301-627-0900

Fax 301-627-6260

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LEGALS

NOTICE

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

v.
Hardee Fofanah
11605 Whittier Road
Bowie, MD 20721

Defendant

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-23-005660

Notice is hereby given this 17th day of January, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 21st day of February, 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 21st day of February, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$421,000.00. The property sold herein is known as 11605 Whittier Road, Bowie, MD 20721.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George's County, MD
True Copy—Test:
Mahasin El Amin, Clerk
148852 (1-30,2-6,2-13)

LEGALS

Rosemary Keffler, Esquire
DELANEY & KEFFLER, LLC
214 Merrimac Court/P.O. Box 876
Prince Frederick, MD 20678
410-535-3476

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**SANDRA E. DAVIS
AKA SANDRA EILEEN DAVIS**

Notice is given that Robert S. Crews, whose address is 8253 Imperial Drive, Laurel, MD 20708, was on January 17, 2025 appointed Personal Representative of the estate of Sandra E. Davis aka Sandra Eileen Davis 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 17th day of July, 2025.

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

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

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

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

ROBERT S. CREWS
Personal Representative

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

Estate No. 135974
148857 (1-30,2-6,2-13)

David Pasti, Esq.
27 Wood Lane, 2nd floor
Rockville, MD 20850
301-762-1901

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEAN JONES

Notice is given that Jodi Williamson, whose address is 86 Freedom Rd, Sewell, NJ 08080, was on January 21, 2025 appointed Personal Representative of the estate of Jean Jones who died on September 10, 2024 with a will.

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

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

JODI WILLIAMSON
Personal Representative

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

Estate No. 135495
148858 (1-30,2-6,2-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY M CRAWFORD

Notice is given that Tawnya Crawford, whose address is 626 S Conestoga Street, Philadelphia, PA 19143, and Brenda Fuller, whose address is 1425 56th Street, Philadelphia, PA 19131, were on May 3, 2023 appointed Co-Personal Representatives of the estate of Betty M Crawford, who died on January 17, 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 co-personal representatives or the attorney.

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

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

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

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

TAWNIA CRAWFORD
BRENDA FULLER
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. 120075
148897 (2-6,2-13,2-20)

LEGALS

Robert J. Spar
3201 Birchtree Lane
Silver Spring, MD 20906
301-460-1231

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIA ALICIA MAURICIO

Notice is given that Lizeth Magnolia Murcia, whose address is 8415 New Hampshire Avenue, Hyattsville, MD 20783, was on January 27, 2025 appointed Personal Representative of the estate of Maria Alicia Mauricio who died on December 28, 2024 with a will.

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

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

LIZETH MAGNOLIA MURCIA
Personal Representative

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

Estate No. 136021
148888 (2-6,2-13,2-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RALPH X NARDONE

Notice is given that John Bennett, whose address is 550 14th Rd S, Apt 1132, Arlington, VA 22202-7415, was on January 23, 2025 appointed Personal Representative of the estate of Ralph X Nardone who died on November 4, 2024 with a will.

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

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

JOHN BENNETT
Personal Representative

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

Estate No. 135646
148890 (2-6,2-13,2-20)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN LEROY WIMBUSH

Notice is given that Christopher T. Wimbush, whose address is 7534 Saddlewood Dr, Fort Wayne, Indiana 46825, was on January 24, 2025 appointed Personal Representative of the estate of John Leroy Wimbush, who died on December 29, 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 24th day of July, 2025.

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

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

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

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

CHRISTOPHER T. WIMBUSH
Personal Representative

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

Estate No. 136071
148892 (2-6,2-13,2-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY ANN FORD

Notice is given that Darrell Ford, whose address is 10317 Tulip Tree Dr, Bowie, MD 20721-3704, was on January 28, 2025 appointed Personal Representative of the estate of Shirley Ann Ford, who died on December 31, 2024 without a will.

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

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

DARRELL FORD
Personal Representative

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

Estate No. 136103
148895 (2-6,2-13,2-20)

LEGALS

Tina A. Hall
519 S. Sharp Street
Baltimore, MD 21201
410-528-0327

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARY HALLOWAY
AKA MARY A. HALLOWAY**

Notice is given that Donald Wayne Holloway, whose address is 36898 Kimberly Court, Mechanicsville, MD 20659, was on January 27, 2025 appointed Personal Representative of the estate of Mary Holloway aka Mary A. Holloway who died on October 28, 2024 with a will.

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

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

DONALD WAYNE HALLOWAY
Personal Representative

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

Estate No. 136070
148887 (2-6,2-13,2-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARBARA MORRIS MALHOTRA

Notice is given that Raj K Malhotra, whose address is 12702 Princeleigh Street, Upper Marlboro, MD 20774, was on June 4, 2024 appointed Personal Representative of the estate of Barbara Morris Malhotra, who died on March 29, 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 December, 2024.

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

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

RAJ K MALHOTRA
Personal Representative

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

Estate No. 133599
148896 (2-6,2-13,2-20)

LEGALS

Michelle D. Lee
The Law Office of Brian Gormley, LLC
10605 Concord St #420
Kensington, MD 20895
240-530-8018

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE LETHA ADAMS

Notice is given that Michelle D. Lee, whose address is 10605 Concord St #420, Kensington, Maryland 20895, was on January 13, 2025 appointed Personal Representative of the estate of Yvonne Letha Adams, who died on June 4, 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 13th day of July, 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.

MICHELLE D. LEE
Personal Representative

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

Estate No. 131789
148891 (2-6,2-13,2-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JAN HUNTER
AKA: JAN GRIER**

Notice is given that Marian Key-Smith, whose address is 5309 Roblee Dr, Upper Marlboro, MD 20772-2747, was on January 14, 2025 appointed Personal Representative of the estate of Jan Hunter who died on December 14, 2024 with a will.

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

MARIAN KEY-SMITH
Personal Representative

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

Estate No. 135883
148889 (2-6,2-13,2-20)

ADVERTISE

in

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENISE MARINA ROYSTER
(née GILL)

Notice is given that Danielle A. Royster, whose address is 4006 Estevez Ct., Bowie, MD 20716, was on December 18, 2024 appointed personal representative of the small estate of Denise Marina Royster (née Gill), who died on November 20, 2024 without a will.

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

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

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

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

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

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

DANIELLE A. ROYSTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135768
148909 (2-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THERESA PURCELL

Notice is given that Earl Greenidge, whose address is 6526 Parkway Ct, Hyattsville, MD 20782, was on February 4, 2025 appointed personal representative of the small estate of Theresa Purcell, who died on January 9, 2025 without a will.

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

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

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

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

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

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

EARL GREENIDGE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136192
148910 (2-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD E PAYNE

Notice is given that Bonita P Fulcher, whose address is 11792 Kings Hwy, Montross, VA 22520, was on January 30, 2025 appointed personal representative of the small estate of Richard E Payne, who died on November 12, 2024 without a will.

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

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

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

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

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

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

BONITA P FULCHER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135654
148911 (2-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SEAN K. ELAVIA, ESQ.

Notice is given that Sean K. Elavia, Esq., Levin Gann PA, 1 West Pennsylvania Avenue Suite 900, Towson, Maryland 21204 410-321-0600

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

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

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

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

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

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

LOUIS J. RUBINO
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 135499
148941 (2-13,2-20,2-27)

LEGALS

ORDER OF PUBLICATION

SHARON BARTEE Plaintiff,
v.
MARC SMOOT JR., et al. Defendants.

**In the Circuit Court of
Maryland for
Prince George's County**
Case No.: C-16-CV-24-002866

This is a claim for personal injuries arising from an automobile accident occurring on July 22, 2022, between Plaintiff, Sharon Barte and Defendants, Marc Smoot and Geico. On July 22, 2022, Plaintiff was walking out of the Dash-in Convenience Store located at 7505 Old Branch Avenue, Clinton, Maryland back to her gas pump, when Defendant Marc Smoot Jr. was negligently operating his vehicle and struck the Plaintiff. The Plaintiff has attempted to serve Defendant Smoot on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative methods.

On October 17, 2024, the Plaintiff's Motion for Alternative Service was GRANTED, and it was further ordered that service will be effectuated by posting and by publication in a local newspaper.

On January 15, 2025, the Plaintiff's Line to Issue Service in the Prince George's Post was GRANTED; and it was further ordered that the Clerk of Court shall post this Notice and/or the Summons in the Prince George's Post, made out to Defendant Mark Smoot, Jr., at his last known address of 12402 Studee Drive, Upper Marlboro, Maryland 20772 on this 31st day of January, 2025.

WHEREFORE, for the foregoing reasons, it is this 31st day of January, 2025, by the Circuit Court of Prince George's County, Maryland, that this Notice has been posted in the Prince George's Post until February 16, 2025 and mailed the Notice to the Defendant's last known address. Defendants have thirty days from the last date of posting to respond or a default judgement may be entered.

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George's County, Maryland
148903 (2-6,2-13,2-20)

**ORDER OF PUBLICATION
BY POSTING**

MARLOW BUSH JR
VS.

YERALDIN CUEVAS
**In the Circuit Court for
Prince George's County, Maryland**
Case No.: C-16-FM-24-007525

ORDERED, ON THIS 24th day of January, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Yeraldin Cuevas is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Six (6)-Month Separation and stating that the Defendant's last known address is: 116 Peterson St, Patterson, NJ 07501, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, YERALDIN CUEVAS, 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 23rd day of February, 2025, and it is further;

ORDERED, THAT THE DEFENDANT, YERALDIN CUEVAS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th DAY OF MARCH, 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
148872 (1-30,2-6,2-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY ELIZABETH BOYKIN

Notice is given that Joann Watson, whose address is 6800 Saint Ignatius Dr, Apt 104, Fort Washington, MD 20744-1963, was on January 23, 2025 appointed Personal Representative of the estate of Mary Elizabeth Boykin, who died on December 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 23rd day of July, 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.

JOANN WATSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136051
148931 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD A SIMMS

Notice is given that Lauren Murphy, whose address is 6404 New Forest Ct #8, Waldorf, MD 20603, was on January 22, 2025 appointed Personal Representative of the estate of Ronald A Simms, who died on October 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 22nd day of July, 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.

LAUREN MURPHY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136030
148934 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY CURTIS GALES

Notice is given that Ernestine Gales, whose address is 15716 Carlee Ct, Accokeek, MD 20607-3117, was on January 15, 2025 appointed Personal Representative of the estate of Anthony Curtis Gales, who died on December 10, 2024 without a will.

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

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

ERNESTINE GALES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135866
148935 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THERESA G JOYNER

Notice is given that Keondra Whetstone, whose address is 1409 Kensington Place, Crofton, MD 21114, was on December 9, 2024 appointed Personal Representative of the estate of Theresa G Joyner, who died on November 9, 2024 without a will.

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

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

KEONDRA WHETSTONE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135676
148936 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZITO C ALBA

Notice is given that Glenn K Alba, whose address is 6508 Birchleigh Way, Alexandria, VA 22315, was on January 27, 2025 appointed Personal Representative of the estate of Zito C Alba, who died on July 26, 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.

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 July, 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.

GLENN K ALBA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 126859
148937 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERALDINE F MCCOY

Notice is given that Edye Lewis, whose address is 4581 Logsdon Dr, Annandale, VA 22003-3560, was on January 22, 2025 appointed Personal Representative of the estate of GERALDINE F MCCOY, 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 22nd day of July, 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.

EDYE LEWIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135804
148938 (2-13,2-20,2-27)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.

DANCING COCONUTS, LLC,
CAPITAL BANK, NA,
SCOT R. BROWNING, TRUSTEE,
PAUL L. MERRITT, TRUSTEE,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situated and lying in Prince George's County and known as 9210 5TH ST

AND

Unknown Owner of the property 9210 5TH ST described as follows: Property Tax ID 20-2273035 on the Tax Roll of Prince George's County, 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 in the property.

Defendants

**IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-000202**

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

7,500.0000 Sq.Ft. & Imps. Hynesboro Park Lot 16 Blk 7, Assmt \$279,400 Lib 47380 Fl 238, and assessed to Dancing Coconuts LLC. 20-2273035, 009210 5th, Lanham St, Md 20706

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

It is thereupon this 21st day of January, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 14th day of February, 2025, warning all persons interested in the property to appear in this Court by the 25th day of March, 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
148849 (1-30-2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**STEVE G RYU
AKA: STEVE GYUSEOB RYU**

Notice is given that Sang Geum Ryu, whose address is 13551 Belle Chasse Blvd, Unit 216, Laurel, MD 20707-8402, was on November 27, 2024 appointed Personal Representative of the estate of Steve G Ryu, who died on August 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 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.

SANG GEUM RYU
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135279
148893 (2-6,2-13,2-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KATIE F SEIMAH

Notice is given that Keith Gray, whose address is 1142 Linden Ave, Takoma Park, MD 20912-6515, was on January 16, 2025 appointed Personal Representative of the estate of Katie F Seimah, who died on December 23, 2024 without a will.

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

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

KEITH GRAY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135978
148863 (1-30,2-6,2-13)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
KAREEM K. JOHNSON

Notice is given that Patricia Reardon-King, whose address is 226 Emerson Street NW, Washington, DC 20011, was on December 31, 2024 appointed Personal Representative of the estate of Kareem K. Johnson who died on March 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.

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 REARDON-KING
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132973
148859 (1-30,2-6,2-13)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
**JEANETTE S GREENFIELD
AKA: JEANETTE SUGGS
GREENFIELD**

Notice is given that Mark Greenfield, whose address is 3303 Lottsford Vista Rd, Bowie, MD 20721-4008, was on January 24, 2025 appointed Personal Representative of the estate of Jeanette S Greenfield, who died on January 3, 2025 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 24th day of July, 2025.

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

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

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

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

MARK GREENFIELD
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136036
148894 (2-6,2-13,2-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
TERESIA NASIEKU SOKOTO

Notice is given that Lorraine Makanyama, whose address is 6022 Osborn Rd, Hyattsville, MD 20785, was on November 21, 2024 appointed Personal Representative of the estate of Teresia Nasieku Sokoto, who died on October 7, 2024 without a will.

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

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

LORRAINE MAKANYAMA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135511
148860 (1-30,2-6,2-13)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
NAPHISHA DEORTHA KEARNEY

Notice is given that Milan D Kearney, whose address is 12135 American Chestnut Rd, Bowie, MD 20720-3758, was on January 17, 2025 appointed Personal Representative of the estate of Naphisha Deortha Kearney, who died on November 30, 2024 without a will.

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

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

MILAN D KEARNEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135677
148861 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
HILDE ELISABETH SNYDER

Notice is given that Robert K Snyder, whose address is 9917 Rhodes Way, White Plains, MD 20695-2891, was on January 17, 2025 appointed Personal Representative of the estate of Hilde Elisabeth Snyder, who died on July 11, 2024 without a will.

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

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

ROBERT K SNYDER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134817
148862 (1-30,2-6,2-13)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
WILHEMINA MINOR

Notice is given that Valencia Harris, whose address is 10144 Scotch Hill Drive, Fort Washington, MD 20744, was on January 13, 2025 appointed Personal Representative of the estate of Wilhemina Minor, who died on March 14, 2023 without a will.

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

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

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

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

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

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

VALENCIA 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. 129866
148866 (1-30,2-6,2-13)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

TUWANDA ESSIANE-MBAH
VS.
LINCYR ESSIANE-MBAH

In the Circuit Court for Prince George's County, Maryland
Case No.: C-16-FM-24-008467
Other Reference Number(s): CAD09-05943

ORDERED, ON THIS 24th day of January, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Lincyr Roland Essiane-Mbah is hereby notified that the Plaintiff, has filed a COMPLAINT FOR ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Irreconcilable Differences and stating that the Defendant's last known address is: 4311 Kenny Street, Beltsville, MD 20705, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, LINCYR ESSIANE-MBAH, 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 23rd day of February, 2025, and it is further;

ORDERED, that the plaintiff shall mail, by **regular mail** (first class mail) **AND** by **certified mail** return receipt requested, 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, LINCYR ROLAND ESSIANE-MBAH, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 25th DAY OF MARCH, 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
148871 (1-30,2-6,2-13)

LEGALS

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

IN THE MATTER OF THE PETITION FOR THE ADOPTION OF A PERSON

Adoption No. C-16-FM-24-006549

To: CATHERINE LOIS TIMMONS, **Biological Mother**: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. **C-16-FM-24-006549**. All persons who believe themselves to be the parent of a female child born on April 15, 2013, in Montgomery County, Maryland, to **MARIO DION BAKER** birth date **April 12, 1984** shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

148947 (2-13,2-20,2-27)

LEGALS

**LEGAL NOTICE
CITY OF BOWIE, MD**

Ordinance O-1-25 Repealing in its Entirety and Re-Enacting with Amendments Chapter 26 "Zoning," Article II "Municipal Zoning Authority" of the Code of the City of Bowie to Reflect Changes Required Due to the Prince George's County Zoning Ordinance Rewrite and CB-015-2024, the Zoning Ordinance of Prince George's County – Omnibus Bill

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on February 3, 2025.

Alfred D. Lott
City Manager

148906 (2-13)

Alfred D. Lott
City Manager

148907 (2-13)

LEGALS

**LEGAL NOTICE
CITY OF BOWIE, MD**

Ordinance O-2-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24 and Amended by Ordinance O-7-24, to Appropriate Funds for the Following Projects: \$185,000 for Additional Bulk Trash Collection, \$389,000 for Funding for a Replacement Street Sweeper, \$590,000 for Street Resurfacing, \$8,200 for the Parks and Grounds Agricultural Building, \$143,000 for the Driving Range Rehabilitation, \$41,500 for Lowlift Pump Station Rehabilitation and \$286,000 for the Water Treatment Plant Filter System Replacement

PASSED by the Council of the City of Bowie, Maryland at a Regular Meeting on February 3, 2025.

Alfred D. Lott
City Manager

148907 (2-13)

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

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

FEBRUARY 25, 2025

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

SPECIAL ENTERTAINMENT

1. t/a Piano Keys Restaurant and Lounge, Debra Louise McDowney, Managing Member/Authorized Person, Class B(BLX), Beer, Wine and Liquor, Piano Keys Restaurant and Lounge, LLC, 7651 Matapeake Business Drive, Brandywine, 20613. Request for a Special Entertainment Permit. - Represented by Linda Carter, Esquire.

TRANSFER

Jatinkumar K. Degadwala, Member-Manager, Bhavikkumar J. Patel, Secretary/Treasurer for a Class A, Beer, Wine, and Liquor for the use of Liquor Hub, LLC, t/a Laurel Plaza Liquors, 9626 Fort Meade Road, Laurel, 20707 transfer from LP 198, LLC, t/a Laurel Plaza Liquors, 9626 Fort Meade Road, Laurel, 20707, Brinda B. Patel, Member.

NEW - CLASS B, BEER AND WINE

Jonathan Parsonnet, Area Director/Authorized Person, Marco Gomez-Camarena, General Manager/Authorized Person, for a Class B, Beer and Wine and for the use of Shake Shack Maryland, LLC, t/a Shake Shack, 4394 Knox Road, College Park, 20740.

Lawrence A. Perez, Member/Authorized Person, for a Class B, Beer and Wine for the use of SL Pizza, LLC, t/a Ledo's Pizza, 16224 Marketplace Blvd, Unit 500, Bowie, 20774.

Edgar Flores, President, for a Class B, Beer and Wine for the use of Camifered Group, Inc., t/a Mana Bar & Grill, 4923 Indian Head Highway, Oxon Hill, 20745.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, February 25, 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
February 6, 2025

148944 (2-13,2-20)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

BOARD OF LICENSE COMMISSIONERS

NOTICE OF PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on February 20, 2025, will be heard on April 22, 2025. Those licenses are:

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

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

A virtual hearing will be held via Zoom on Wednesday, March 12, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
February 6, 2025

148943 (2-13,2-20)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROL A. LATT**

Notice is given that Lorraine A Sharon, whose address is 503 Bigelow Street, Marlborough, MA 01752, was on January 31, 2025 appointed personal representative of the small estate of Carol A. Latt, who died on April 10, 2024 without a will.

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

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

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

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

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

LORRAINE A SHARON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135367
148912 (2-13)



LEGALS

James H Polivka, Esq.
HWK Law Group, LLC
1447 York Road, Suite 204
Lutherville, MD 21093
(410) 567-5500

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **WILLIE JOE SAUNDERS, JR. (A/K/A WILLIE JOE SAUNDERS)**

Notice is given that Charlestine Fairley, whose address is 342 Hamlet Circle, Edgewater, MD 21037, was on October 22, 2024 appointed personal representative of the small estate of Willie Joe Saunders, Jr. who died on June 19, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

CHARLESTINE R. FAIRLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132030
148908 (2-13)

LEGALS

Jose L Espejo, Esq.
McMillan Metro Faerber, PC
7811 Montrose Road, Suite 400
Potomac, MD 20854
301-251-1180

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MICHAEL ROBERT CARROAD**

Notice is given that Douglas Grove, whose address is 903 Snure Road, Silver Spring, MD 20901, was on January 23, 2025 appointed Personal Representative of the estate of Michael Robert Carroad who died on August 10, 2024 with a will.

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

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

DOUGLAS GROVE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135099
148913 (2-13,2-20,2-27)

LEGALS

Soutry D. Smith, Esquire
Hassani, Focas & Fifer, P.A.
1447 York Road, Suite 800
Lutherville, Maryland 21093
410-339-7313

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JANE B. SMIDINGER**

Notice is given that Eric Peter Smidinger, c/o Hassani, Focas & Fifer, P.A., whose address is 1447 York Road, Suite 800, Lutherville, MD 21093, and Eric T. Fifer, c/o Hassani, Focas & Fifer, P.A., whose address is 1447 York Road, Suite 800, Lutherville, MD 21093, were on January 17, 2025 appointed Co-Personal Representatives of the estate of Jane B. Smidinger who died on October 20, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 17th day of July, 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.

ERIC PETER SMIDINGER
ERIC T. FIFER
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. 135789
148920 (2-13,2-20,2-27)

Matthew J. Dyer Esq
Haskell & Dyer LLC
P.O. Box 1299 14825 Pratt Street
Upper Marlboro, MD 20773
301-627-5844

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **JAMES CLYDE MOORE**

Notice is given that Crystal Odell Smith, whose address is 13129 Larchdale Rd, Apt 6, Laurel, MD 20708, was on January 27, 2025 appointed Personal Representative of the estate of James Clyde Moore who died on October 26, 2024 with a will.

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

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

CRYSTAL ODELL SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135500
148914 (2-13,2-20,2-27)



LEGALS

Charles C. Roberts
14300 Gallant Fox Lane, #103
Bowie, MD 20715
301-464-3900 ext. 13

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **MOHAMED ELBERRY**

Notice is given that Rania Elmalky, whose address is 3902 Longfellow Street, Hyattsville, MD 20781, was on January 22, 2025 appointed Personal Representative of the estate of Mohamed Elberry, who died on October 20, 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 22nd day of July, 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.

LANIA ELMALKY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 112609
148923 (2-13,2-20,2-27)

Dennis Whitley III
Shipley & Horne, P.A.
1101 Mercantile Lane, Suite 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 **EDMOND LEE WHITLEY**

Notice is given that Linda Washington, whose address is 6809 Nashville Road, Lanham, MD 20706, was on February 3, 2025 appointed Personal Representative of the estate of Edmond Lee Whitley who died on July 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 3rd day of August, 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.

LINDA WASHINGTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134642
148915 (2-13,2-20,2-27)

Jimi Kolawole, Esq.
Kolawole Law Firm LLC
7517 Cedar Grove Lane
Elkridge, MD 21075
443-546-8146

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **KANDO MUNDIA OHAZURUME**

Notice is given that Christopher Ohazurume, whose address is 1110 Canvasback Ct, Upper Marlboro, MD 20774, was on January 31, 2025 appointed Personal Representative of the estate of Kando Mundia Ohazurume, who died on November 7, 2024 without a will.

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

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

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

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

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

CHRISTOPHER OHAZURUME
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135693
148925 (2-13,2-20,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPHINE J SHAKRA

Notice is given that Mazen J. Shakra, whose address is 9104 Wellington Place, Lanham, MD 20706, was on January 14, 2025 appointed Personal Representative of the estate of Josephine J Shakra who died on May 17, 2018 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 July, 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.

MAZEN J. SHAKRA
Personal Representative

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

Estate No. 131029
148916 (2-13,2-20,2-27)

Diana Khan
10451 Mill Run Circle #755
Owings Mills, MD 21117
240-553-3133

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEVEN F. GRIFFITH

Notice is given that Angelina Denise Griffith, whose address is 10518 W. Illini Street, Tolleson, AZ 85353, was on January 14, 2025 appointed Personal Representative of the estate of Steven F. Griffith, who died on February 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 14th day of July, 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.

ANGELINA DENISE GRIFFITH
Personal Representative

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

Estate No. 135617
148927 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EUGENE MITCHELL

Notice is given that Melvin H Mitchell, whose address is 10100 Brandywine Rd, Clinton, MD 20735-3801, was on January 16, 2025 appointed Personal Representative of the estate of Eugene Mitchell who died on December 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 16th day of July, 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.

MELVIN H MITCHELL
Personal Representative

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

Estate No. 135991
148917 (2-13,2-20,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE EALY STEWART

Notice is given that Ashlee Anne Ealy, whose address is 607 Spectator Avenue, Hyattsville, MD 20785, was on January 10, 2025 appointed Personal Representative of the estate of Jacqueline Ealy Stewart, who died on October 11, 2024 without a will.

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

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

ASHLEE ANNE EALY
Personal Representative

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

Estate No. 135850
148928 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JEANNE M SMITH
AKA: JEANNE MARIE SMITH**

Notice is given that Sallie M Smith, whose address is 8608 35th Ave, College Park, MD 20740-4402, was on October 31, 2024 appointed Personal Representative of the estate of Jeanne M Smith aka Jeanne Marie Smith who died on October 7, 2021 with a will.

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

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

SALLIE M SMITH
Personal Representative

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

Estate No. 134949
148918 (2-13,2-20,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES CHESTER WHITE JR

Notice is given that Barbara White, whose address is 2111 Glendora Dr, District Heights, MD 20747, was on January 30, 2025 appointed Personal Representative of the estate of Charles Chester White Jr, who died on March 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 30th day of July, 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.

BARBARA WHITE
Personal Representative

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

Estate No. 136144
148929 (2-13,2-20,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN STEPHEN MCCANN

Notice is given that HANNAH MCCANN, whose address is 743 Silver Spring Ave, Silver Spring, MD 20910, was on January 10, 2025 appointed Personal Representative of the estate of JOHN STEPHEN MCCANN who died on October 27, 2024 with a will.

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

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

HANNAH MCCANN
Personal Representative

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

Estate No. 135839
148919 (2-13,2-20,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BILLIE JO MITCHELL

Notice is given that Riley Mitchell, whose address is 8837 Oak Ln, Fort Washington, MD 20744-4853, was on January 21, 2025 appointed Personal Representative of the estate of Billie Jo Mitchell, who died on December 1, 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 21st day of July, 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.

RILEY MITCHELL
Personal Representative

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

Estate No. 135855
148930 (2-13,2-20,2-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARL WALTER MATTHEWS

Notice is given that Earl S Matthews, whose address is 5409 Lakeford Ln, Bowie, MD 20720-4855, and Danielle M Matthews, whose address is 13851 Lord Fairfax Pl, Upper Marlboro, MD 20772-5915, were on December 10, 2024 appointed Co-Personal Representatives of the estate of Earl Walter Matthews who died on October 25, 2024 with a will.

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

All persons having any objection to the appointment (or to the 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 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.

**EARLS MATTHEWS
DANIELLE M MATTHEWS**
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. 135593
148921 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**RICKY EUGENE KNIGHT
AKA: RICK EUGENE KNIGHT**

Notice is given that Ricky Knight II, whose address is 13222 Lenfant Dr, Fort Washington, MD 20744, was on January 30, 2025 appointed Personal Representative of the estate of Ricky Eugene Knight, who died on September 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 30th day of July, 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.

RICKY KNIGHT II
Personal Representative

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

Estate No. 136131
148932 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET CLYMER ISENSTEIN

Notice is given that Mark David Isenstein, whose address is CMR 415 Box 7784, APO, AE 09114, and Neal Stuart Isenstein, whose address is 1206 P St., NW, Washington, DC 20005, were on January 15, 2025 appointed Co-Personal Representatives of the estate of Margaret Clymer Isenstein who died on December 20, 2024 with a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 15th day of July, 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.

**MARK DAVID ISENSTEIN
NEAL STUART ISENSTEIN**
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. 135961
148922 (2-13,2-20,2-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORIS A DUNNINGTON

Notice is given that Elizabeth R Johnson, whose address is 14909 Health Center Dr, Apt 310, Bowie, MD 20716-1038, was on December 9, 2024 appointed Personal Representative of the estate of Deloris A Dunnington, who died on August 20, 2024 without a will.

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

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

ELIZABETH R JOHNSON
Personal Representative

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

Estate No. 134808
148933 (2-13,2-20,2-27)

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