

The Prince George's Post

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LEGALS

PRINCE GEORGE'S COUNTY Board of License Commissioners

R.R. NO 36 – ENTERTAINMENT PERMIT APPLICATION PROCESS:

As directed under Section 26-1103 of the Alcoholic Beverages Article of the Annotated Code of Maryland, the Board of License Commissioners is authorized to issue a Special Entertainment Permit and Family Entertainment Permit to qualified businesses with Class B Licenses. Refer to R.R. 75 for the types of entertainment.

Note: Special or Family Entertainment Permits are not transferrable. Entertainment Permits may be applied for in conjunction with the submission of a new or transfer application.

At the time of issuance of a new license, the transfer or renewal of a license, or during the license year, the Board shall have the power and authority to prohibit, condition, or restrict the type of entertainment offered on the license premises.

The **Family Entertainment Permit** authorizes the holder to provide entertainment and impose a cover charge when the business offers entertainment directed at and suitable to families under conditions as determined by the Board and in compliance with all County laws. The seating capacity of the room with entertainment shall not exceed 110. The average daily receipts from the sale of food will be at least 60% of the total daily receipts. The full menu without price deviation shall always be available. Refer to Section L for the hours of operation.

The Annual Permit Fee is \$250.

The **Special Entertainment Permit** authorizes the holder to provide entertainment, allow patron dancing, with the appropriate County permit, and impose a cover charge under conditions as determined by the Board and in compliance with all County laws. Refer to Section K for the hours of operation.

The Annual Permit Fee is \$1,500.

A. Application Process for the Special Entertainment Permit or a Family Entertainment Permit:

- The initial request for a Special Entertainment Permit, Family Entertainment Permit or modification to a previously issued permit shall include:
 - A security plan, secondary employment business agreement, and a copy of the application submitted to the Prince George's County Police Department (PGPD).
 - A security plan is required to prevent the premises from causing a threat to the peace and safety of the surrounding area. The applicant may utilize sworn security personnel as part of the plan if the sworn security personnel has police powers in the jurisdiction where the premises is located.
 - The security plan must be reviewed and approved by the PGPD prior to submission of the application to the BOLC.
 - The PGPD will conduct a site inspection, and upon approval, will send a security plan approval letter to the applicant and the BOLC.
 - It is the licensee's responsibility to provide a copy of the security plan to the Police Department for the municipality.
- A fully completed Entertainment Permit Application must be submitted to the BOLC thirty (30) days prior to the next available hearing along with the following:
 - Application fee of \$250.
 - Use & Occupancy Permit with entertainment endorsement.
 - Fire Capacity Certificate – required for establishments with 50 or more seats. Establishments with a seating capacity of less than 50 must provide confirmation from the Prince George's County Fire/EMS Department that a Fire Capacity Certificate is not required. (Also not required for renewal)
- A hearing will not be scheduled until the requirements of Section A and B above are both met.
- Prior to scheduling a hearing, the BOLC will advertise and post signs that the establishment is applying for an entertainment permit.
- BOLC administrative staff will conduct tax checks to ensure that there are no outstanding balances.
- During the public hearing, the Board will consider the type of entertainment, the days, and hours of the entertainment when determining whether to issue a Special Entertainment Permit or Family Entertainment Permit. The Board is authorized to prohibit, condition, or restrict the type of entertainment provided on the licensed premises.
- The Board will review any comments on the security plan from the PGPD.
 - The PGPD is responsible for providing the Board with any comments on the security plan within 30 days of the PGPD's receipt of the plan from the applicant.
 - For each security plan in which the PGPD provides comments, a representative from the PGPD will be requested to attend the public hearing and present the PGPD's comments and position on the security plan and answer questions the applicant or the Board has regarding the comments of the PGPD. If a PGPD representative does not attend the hearing, he/she shall submit a report to the Board stating the PGPD's position.
- The Board shall prohibit, condition, or restrict any class of license after a hearing when a determination is made that the type of business and entertainment conducted under the license adversely impacts or unduly disturbs the community as a public nuisance and is not harmonious to the peace, health, welfare, and safety of the residents of Prince George's County.

If applicable, the fee for a new entertainment permit may be prorated based on the date all required documents are received by the BOLC.

- Pursuant to Section 3-604 of the Alcoholic Beverages Article of the Annotated Code of Maryland, Adult Entertainment is restricted except in the case of:
 - An establishment that is a theater, concert hall, or museum that is primarily devoted to the arts or theatrical performances.
- Performances that express matters of serious literary, artistic, scientific, or political value. This authority shall include but not be limited to restricting the entertainment known as lewd, exotic, or go-go dancing, topless, bottomless, striptease, loud and raucous entertainment.
- After the issuance of the Special Entertainment Permit, licensees are required to adhere to the following:
 - The hours of 9:00 p.m. and 2:00 a.m. the next day, prohibit individuals under 21 years of age from being on the part of the premises where the entertainment is occurring (exception: employees and immediate family members of the permit holder) when the privileges of the Special Entertainment Permit are being exercised.
 - Individuals under 21 who are already on the part of the licensed premises where the entertainment is occurring (or will occur) should be informed prior to 9:00 p.m. (or the time that the entertainment begins) that they shall leave that part of the licensed premises by 9:00 p.m.
 - Once issued, a Special Entertainment Permit shall be valid until November 30th of the following permit year unless otherwise specified or it is suspended or revoked by action of the Board.
 - Any change in entertainment must be approved by the Board pursuant to a hearing. When applying to change entertainment, the licensee shall also include evidence that an amended security

LEGALS

plan has been submitted to the Prince George's County Chief of Police (and to the local police department if the licensed premises is in any municipality).

Note: Unless otherwise stated on the Use & Occupancy Permit or restricted by the Board, the hours of operation for the Special Entertainment Permit are the following:

Sunday – Thursday	9:00 p.m. to 2:00 a.m.
Friday – Saturday	9:00 p.m. to 3:00 a.m.
Saturday – Sunday	9:00 p.m. to 3:00 a.m.

12. After issuance of the Family Entertainment Permit, licensees must adhere to the following:

- End entertainment by 12 midnight.
- Once issued, a Family Entertainment Permit shall be valid until November 30th of the following permit year unless otherwise specified or it is suspended or revoked by action of the Board.
- Any change in entertainment must be approved by the Board pursuant to a hearing. When applying to change entertainment, the licensee shall also include evidence that an amended security plan has been submitted to the Prince George's County Chief of Police (and to the local police department if the licensed premises is in any municipality).

B. Entertainment Permit Renewal Process:

- Renewal of the Special Entertainment Permit or Family Entertainment Permit shall include an application to be filed between August 15th and September 15th of each year to ensure that the licensee may continue to offer entertainment while the application is being processed.
- Entertainment renewals will follow the same process as a new application. Documents required for submission can be found above in Section A. However, a hearing is not required for renewal applications.
 - The annual renewal fee for a Special Entertainment Permit is \$1,500
 - The annual renewal fee for a Family Entertainment Permit is \$250
 - Entertainment Permit renewal fees are not prorated.

C. Special Entertainment Permit holders may downgrade at any time during the cycle; however, Family Entertainment holders that wish to upgrade to Special Entertainment Permits must appear before the Board. In this instance, the Security plan must be updated and approved by the police department.

The process of downgrading from a Special Entertainment Permit to a Family Entertainment Permit must be completed during renewal, see Section B. Those that upgrade from a Family Entertainment Permit to a Special Entertainment Permit will be required to pay the \$1,500 annual fee. If applicable, the fee for a new entertainment permit may be prorated based on the date the permit is put into use. A \$250 application fee applies to the upgrade of the permit.

D. Licensed establishments that are specifically exempt by statute from having an Entertainment Permit are authorized to have entertainment without an Entertainment Permit. In addition, if entertainment is specifically provided to a licensed establishment by statute, an Entertainment Permit is not required for the entertainment that the statute authorizes.

E. This rule does not prohibit entertainment between 2:00 a.m. and 3:00 a.m. for licensed establishments that qualify to be open during that time on Saturday and Sunday mornings.

F. Fine/Suspension/Revocation of the Entertainment Permit:

The Board may immediately suspend an Entertainment Permit if the Board determines pursuant to majority vote that the licensee failed to follow its security plan or deviated from the representations made to the Board regarding the provision of entertainment on the licensed premises. If the Board suspends the Entertainment Permit, it shall hold a hearing regarding the status of the Entertainment Permit within 30 days. The Board will determine at the hearing whether it shall fine the licensee, continue the suspension of the Entertainment Permit, revoke the Entertainment Permit, reinstate the Entertainment Permit, and/or take any other appropriate actions.

- If the Entertainment Permit is revoked by the Board, the establishment will not be eligible for an Entertainment for a period of not less than twelve months.
- The Board may immediately suspend the Entertainment Permit if the Board reasonably believes that the holder of the permit is not in compliance with county zoning, property standard or use and occupancy requirements.
- A licensee may not deviate from the entertainment, days, times, and other conditions without Board permission. A significant deviation without prior Board approval constitutes grounds for the Board to immediately suspend the permit.
- If the establishment has an Entertainment Permit but is authorized by the Board to host on the licensed premises weddings or corporate receptions, reunions, anniversary celebrations, retirement or birthday parties, confirmation ceremonies, or other types of events that are family oriented and have entertainment, individuals under 21 years of age may remain on the part of the premises where the entertainment for the family oriented event is occurring between 9:00 p.m. and 2:00 a.m., pursuant to the Board's prior authorization.
- Licensed establishments that are specifically exempt by statute from having an Entertainment Permit are authorized to have entertainment without an Entertainment Permit. In addition, if entertainment is specifically provided to a licensed establishment by statute, an Entertainment Permit is not required for the entertainment that the statute authorizes.
- This rule does not prohibit entertainment between 2:00 a.m. and 3:00 a.m. for licensed establishments that qualify to be open during that time on Saturday and Sunday mornings.

149015 (2-27,3-6)

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2024	Buick	Envision	LRBFZME43RD052410
2016	Honda	Civic	2HGFC4B0XGH309309
2004	Nissan	Altima	1N4BL11E24C120280
2004	Honda	CRV	5HSRD78854U249246
2015	Chrysler	Town & Country	2C4RC1B8FR717839
2011	Kia	Optima	KNAGM4A72B5074447
2006	Mitsubishi	Lancer	JA3AJ26EX6U069052
2014	Nissan	Altima	1N4AL3AP2EN232401
2015	Cadillac	Escalade	1GYS3BKJ4FR244606
1999	Toyota	Sienna	4T3ZF13C7XCU56382
2001	Ford	Crown Victoria	2FAFP74W11X145568
2017	Honda	Civic	2HGFC1F31HH638727

149081

(3-6)

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duval Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 03/14/2025. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT# 10102
2016 INFINITI
VIN# JN1BY1PR4GM720936
MJ'S COLLISION CENTER & AUTO REPAIR
2801 W. BELVEDERE AVE
BALTIMORE

LOT# 10254
2010 BMW
VIN# WBAK6C650AC393439
FIVE STAR TRANSMISSIONS
3 HARKO CT STE 3
ESSEX

LOT# 10415
2019 HYUNDAI
VIN# 5NPD74LF6KH442405
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT# 10503
2018 RAM
VIN# 3C6UR5CJ3JG139469
BEN AUTO REPAIR
9751 WASHINGTON BLVD
LAUREL

LOT# 10528
2011 DODGE
VIN# 1D4PT4GK6BW543831
DARCARS CHRYSLER JEEP DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 10548
2003 CHEVROLET
VIN# 1GNNDT13SX32161757
BLADENSBURG TRANSMISSION
4726 ANNAPOLIS RD
BLADENSBURG

LOT# 10553
2016 JEEP
VIN# 1C4PJMCB3GW187211
DARCARS CHRYSLER JEEP DODGE
OF MARLOW HEIGHTS
5060 AUTH WAY
MARLOW HEIGHTS

LOT# 10623
1995 MACK
VIN# 1M2P267C5SM021381
HILLTOP AUTOMOTIVE
587 RITCHIE RD
CAPITOL HEIGHTS

LOT# 10633
1992 MAZDA
VIN# JM1FD3314P0201236
RICK'S AUTOMOTIVE ENTERPRISES INC
DBA: WILLIAMS FORD AUTO CARE
301 EAST POTOMAC ST
WILLIAMSPORT

LOT# 10635
2015 AUDI
VIN# WAUFMAFC5FN007881
AUDI ANNAPOLIS
1833 WEST ST
ANNAPOLIS

LOT# 10638
2014 KIA
VIN# KNDJX3A52E7706297
DARCARS FORD LANHAM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT# 10639
2019 FORD
VIN# 3FADP4AJ3KM134680
DARCARS FORD LANHM KIA
9020 LANHAM SEVERN RD
LANHAM

LOT# 10641
2014 FORD
VIN# 1FTFW1ET4EFC02958
CERTIFIED COLLISION CENTER
6230 HOLABIRD AVE
BALTIMORE

LOT# 10642
2002 ACURA
VIN# 19UUA566X3A014379
FIVE STAR TRANSMISSION, LLC
3 HARKO CT STE 3
ESSEX

LOT# 10643
2001 FORD
VIN# 1FTSF31FX1EA24693
J&J CAR CARE INC
6017 HARFORD RD
BALTIMORE

LOT# 10644
1982 NEWPORT 28' BOAT
MD# 3444AK
HARBORVIEW MARINA
500 HARBORVIEW DR
BALTIMORE

LOT# 10645
1984 UNIFILITE 36' BOAT
MD# 155BC
HARBORVIEW MARINA
500 HARBORVIEW DR
BALTIMORE

LOT# 10646
1973 HATTERAS 53.1' BOAT
USCG# 598201
NAME OF BOAT: BALI HA'I

HARBORVIEW MARINA
500 HARBORVIEW DR
BALTIMORE

LOT# 10648
2019 JEEP
VIN# 3C4NJDBB6K1776549
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT# 10649
2015 FORD
VIN# 1FADP3E20FL312082
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT# 10655
2015 BMW
VIN# WBAYP1C54FD216802
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT# 10657
2019 CHEVROLET
VIN# 2GNAXHEV6K6254541
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT# 10658
2013 CHEVROLET
VIN# 2GNALBEK9D1267835
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT# 10659
1984 TOLLYCRAFT 30.5' BOAT
USCG# 688149
BOAT NAMED: THE REVOLUTION
SHIPWRIGHT, LLC
6047 HERRING BAY RD
DEALE

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
Terms of Sale: CASH, 12% Buyer Premium

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

149018 (2-27,3-6)

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MARCH 12, 2025

- t/a Hyattsville Spirits and Grill – status hearing to comply with the Circuit Court Order remanding the case back to the BOLC.
- t/a C Crab, Vu Phi Hoang, Vice President, James Pham, President, Class B(BLX), Beer, Wine and Liquor, Crab Tales of Camp Springs, Inc., 4823 Allentown Road, Suitland, 20746. Request for a Special Entertainment Permit.
- t/a Restaurant La Curva, Maria Valladares, Member/Authorized Person, Jose Portillo, Member/Authorized Person, Class B(BLX), Beer, Wine and Liquor, Los Comales Bar and Grill, LLC, 15107 Sweitzer Lane, Laurel, 20707. Request for a Special Entertainment Permit. Represented by Linda Carter, Esquire.
- t/a Terrapin Station, Teri Constantinou, Member/Authorized Person, Class B, Beer, Wine and Liquor, Terrapin Station MD, LLC, 4738 Cherry Hill Road, College Park, 20740. Request for a Family Entertainment Permit. Represented by Linda Carter, Esquire.
- Derrick Williams, Owner, t/a In-fuse Restaurant, 6339 Allentown Road, Temple Hills 20748, for an alleged violation R.R. No. 6(8) of the Rules and Regulations for Prince George's County: Drinking or Possession of Alcoholic Beverages Not Authorized Under License: (B). A license holder shall not have in their possession, or in the possession of their agents, employees, or patrons or at any place on the licensed premises any alcoholic beverages not permitted to be sold under the establishment's alcoholic beverage license.
- Kishor N. Rajpara, President / Secretary / Treasurer, t/a Hangar's Sports Bar and Lounge, 6410 Old Branch Avenue, Camp Springs, 20748, for an alleged violation of the Rules and Regulations for Prince George's County R.R. No. 37- Alteration and Additions.
- Mark Srour, President / Secretary / Treasurer, t/a Cornerstone Grill and Loft 7325 Baltimore Avenue, College Park, 20740, for an alleged violation of the Rules and Regulations for Prince George's County R.R. No. 1- Sales to Or Possession by Underage Persons and R.R. No. 83- Alcohol Awareness.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, March 12, 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 21, 2025

149016

(2-27,3-6)

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

**510 62ND AVENUE
 FAIRMOUNT HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated January 21, 2005 and recorded in Liber 21232, Folio 143, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$86,000.00, and an interest rate of 7.250%, 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

MARCH 11, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$5,500.00 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.xome.com

148955 (2-20,2-27,3-6)

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

**1532 POTOMAC HEIGHTS DRIVE
 FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated July 21, 2022 and recorded in Liber 48024, Folio 478, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$205,500.00, and an interest rate of 5.750%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 18, 2025 AT 11:30 AM

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

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

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

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

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

148988 (2-27,3-6,3-13)

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

**1801 ARCADIA AVENUE
 CAPITOL HEIGHTS, MD 20743**

By authority contained in a Deed of Trust dated November 30, 2020 and recorded in Liber 44541, Folio 133, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 25, 2025 AT 11:30 AM

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

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

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

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

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

149071 (3-6,3-13,3-20)

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

**216 EMERALD HILL DRIVE
 FORT WASHINGTON, MD 20744**

By authority contained in a Deed of Trust dated July 12, 2005 and recorded in Liber 24357, Folio 265, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$412,000.00, and an interest rate of 2.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 18, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$33,000.00 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

149012 (2-27,3-6,3-13)

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

**2101 RAMBLEWOOD DRIVE
 DISTRICT HEIGHTS, MD 20747**

By authority contained in a Deed of Trust dated January 30, 2020 and recorded in Liber 43172, Folio 393, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$305,148.00, and an interest rate of 3.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 18, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 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

149013 (2-27,3-6,3-13)

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 NASA Goddard Space Flight Center. The installation includes 5 dual-fueled boilers rated at 49.5 MMBtu/hr, space heating boilers, 17 emergency generators, a surface coating operation, a plating operation, fuel storage, and Clean Room fabrication operation.

The applicant is represented by:

Ms. Kimberly Finch, Chief
 Medical and Environmental Management Division
 NASA Goddard Space Flight Center
 8800 Greenbelt Road
 Greenbelt, Maryland 20771

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:

- 1) The name, mailing address, and telephone number of the person making the request;
- 2) The names and addresses of any other persons for whom the person making the request is representing; and
- 3) 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.

149075 (3-6)

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 George's Post*

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 301-627-0900**

LEGALS**NOTICE OF DEFAULT AND FORECLOSURE SALE**

WHEREAS, on February 5, 2010, a certain Deed of Trust was executed by Mary L. Hooker as Grantor(s) in favor of 1st Mariner Bank as Beneficiary, and Resource Real Estate Services, LLC as Trustee(s), and was recorded on February 16, 2010, in Book 31423, Page 23 in the Office of the Land Records for Prince George's County, Maryland; and

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

WHEREAS, the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated February 23, 2017, and recorded on April 17, 2017, in Book 39426, Page 426, in the office of the Land Records for Prince George's County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that the payment due on August 20, 2024, was not made and remains wholly unpaid as of the date of this notice, and a Borrower has died and the Property is not the principal residence of at least one surviving Borrower, and no payment has been made sufficient to restore to the loan to currency; and

WHEREAS, the entire amount delinquent as of January 28, 2025 is \$392,391.79; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, notice is hereby given that on March 25, 2025 at 11:30 am local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

See attached Exhibit A

Commonly known as: 2917 Fairlawn Street, Temple Hills, MD 20748

Tax ID: 06-0468447

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

The Secretary of Housing and Urban Development will bid \$392,391.79.

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

When making their bids, all bidders except the Secretary must submit a deposit totaling \$40,000.00 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$40,000.00 must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

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

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is N/A (Full Balance Due), plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

Date: February 11, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT "A"

All that property situate in Prince George's County, State of Maryland described as

Lot numbered Nine (9) in Block lettered "C" in the subdivision known as "Section I. Colebrook", as per plat recorded in Plat Book BB8, Plat No. 18 among the Land Records of Prince George's County, Maryland.

LEGALS

Being the same lot or parcel of ground which by Deed dated 11/22/2002 and recorded among the Land Records of Prince George's County, State of Maryland, in Book 16552, page 244, was granted and conveyed by Ira I. Day, Jr and Virgie C. Day, his wife tenants by the entirety, unto Mary L. Hooker.

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

149074 (3-6,3-13,3-20)

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

**7209 SHEILA TURN
CLINTON, MD 20735**

By authority contained in a Deed of Trust dated May 25, 2022 and recorded in Liber 47743, Folio 412, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$276,760.00, and an interest rate of 7.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 25, 2025 AT 11:30 AM

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

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

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

149072 (3-6,3-13,3-20)

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

**12405 QUIET OWL LANE
BOWIE, MD 20720**

By authority contained in a Deed of Trust dated September 9, 2014 and recorded in Liber 36519, Folio 013, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$390,000.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

MARCH 25, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold "as is" subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$32,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Tidewater Auctions, LLC
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www.tidewaterauctions.com

149073 (3-6,3-13,3-20)

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LEGALS**ORDER OF PUBLICATION**

COLUMBIA LIENS LLC

vs.

H&E MANAGEMENT ASSOCIATES LTD
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 403, FORT WASHINGTON, MD 20744, Parcel No. 05-0366765,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 403, FORT WASHINGTON, MD 20744, Parcel No. 05-0366765, 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.

Defendants.

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-000940**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0366765 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 403 3.0000 SQ FT & IMPST PROSPECT SQUARE OF

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of May, 2025, and redeem the property with Parcel Identification Number 05-0366765 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

149098 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

vs.

3911 25TH AVE LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2739 IVERSON ST, UNIT 51, TEMPLE HILLS, MD 20748, Parcel No. 06-0511865,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2739 IVERSON ST, UNIT 51, TEMPLE HILLS, MD 20748, Parcel No. 06-0511865, 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.

Defendants.

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-25-000955**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0511865 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 51 1,858.0000 SQ FT & IMPS IVERSON SQUARE CON

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of May, 2025, and redeem the property with Parcel Identification Number 06-0511865 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

149099 (3-6,3-13,3-20)

ORDER OF PUBLICATION BY POSTING

TERESA MCEACHERN

VS.

CHEYENNE COX AND HERBERT ANTOINE JOHNSON, JR.

**In the Circuit Court for Prince George's County, Maryland
Case Number: C-16-FM-24-002575**

ORDERED, ON THIS 3rd day of March, 2025, by the Circuit Court for Prince George's County MD:

That the Defendants, Cheyenne Cox and Herbert Antoine Johnson Jr., are hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY naming him/her as the defendants and stating that Defendant Cox's last known address is: Montgomery County Detention, 1307 SEVENS LOCKS RD, ROCKVILLE, MD 20854 and stating that Defendant Johnson's last known address is: 12129 GRANITE DRIVE, HAGERSTOWN, MD 21740, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendants, Cheyenne Cox and Herbert Antoine Johnson Jr., 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 2nd day of April, 2025, and it is further;

ORDERED, that this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 2nd day of April, 2025, and it is further;

ORDERED, THAT THE DEFENDANTS, CHEYENNE COX AND HERBERT ANTOINE JOHNSON, JR., ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 2nd DAY OF MAY, 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
149079 (3-6,3-13,3-20)

LEGALS**ORDER OF PUBLICATION**

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

Plaintiff

vs.

ROBERT J PARKER,
TRANSPORTATION FEDERAL CREDIT UNION,
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 9004 ABILENE PL

AND

Unknown Owner of the property 9004 ABILENE PL described as follows: Property Tax ID 09-0889832 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-25-000980**

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:

10,154.0000 Sq.Ft. & Imps. Greenfield Lot 25 Blk C, Assmt \$293,633 Lib 36066 F 028, and assessed to Parker Robert J. 09 0889832, 09004 Abilene Pl, Clinton, Md 20735

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 3rd day of March, 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 28th day of March, 2025, warning all persons interested in the property to appear in this Court by the 6th day of May 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
149105 (3-6,3-13,3-20)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, MARCH 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, March 18, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILL:

CB-001-2025 AN ACT CONCERNING 2025-2026 COMPENSATION REVIEW COMMISSION for the purpose of establishing a Compensation Review Commission to study the rate of current compensation and allowances for Council members and compensation for the County Executive and making recommendations regarding the amount of compensation in accordance with state and local laws, and generally relating to the Compensation Review Commission.

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

149082 (3-6,3-13)

LEGALS

**CITY OF NEW CARROLLTON PUBLIC NOTICE
MUNICIPAL ELECTION NOTICE
ON MONDAY, MAY 5, 2025**

The City of New Carrollton will conduct a general election on Monday, May 5, 2025, with the polls being opened from 7:00 a.m. until 8:00 p.m. at the New Carrollton Municipal Center:

New Carrollton Municipal Center:
6016 Princess Garden Parkway
New Carrollton, Maryland 20784

Early Voting will also be available at the Municipal Center from 8:00 a.m. until 4:00 p.m. on Saturday, April 26, 2025.

The following elected officials to be chosen:
One (1) Mayor and Five (5) Councilmembers each to serve a two-year term expiring in May 2027.

The deadline for candidates to file a nominating petition is Friday, March 28, 2025, at 5:00 p.m. Packets for prospective candidates are available for pick-up at the New Carrollton Municipal Center, Monday through Friday, 8:30 a.m. until 5:00 p.m., or by visiting www.newcarrolltonmd.gov.

If you are a registered voter in Prince George's County, and a resident of the City of New Carrollton, you are able to vote in the City of New Carrollton Elections. You must be registered by Monday, April 4, 2025, to vote in the May 5, 2025 general election. If you have any questions regarding voter registration, please call the Prince George's County Board of Elections at (301) 341-7300.

Additional qualified voters.

Every person who is a resident of the city of New Carrollton, who is at least eighteen (18) years of age or will be eighteen (18) years of age on or before the date of the next city election, who does not claim voting residence or claim the right to vote in another jurisdiction, and who has established and maintained a residence in the city for a period of (30) thirty continuous days may thereby qualify and register to vote in accordance with the provisions of the charter.

Persons desiring to vote by Absentee Ballot must submit a request for an Absentee Ballot application to the City Clerk before 5:00 p.m., Friday, May 2, 2025. Absentee Ballot Applications are available at the Municipal Center, on the City's website at www.newcarrolltonmd.gov, or you may contact the City Administrative Offices at (301) 459-6100 to have an application mailed to you.

149076 (3-6)

LEGALS

OFFICE OF THE CITY COUNCIL



City of Seat Pleasant
Notice of Annexation Resolution and Annexation Plan.

The City Council of Seat Pleasant will be introducing a Resolution to Annex certain land described as: approximately 2.52 acres of land and is comprised of a County Fire Station as depicted on the attached Exhibit A Part Two, and the area to be annexed into the corporate boundaries of the City of Seat Pleasant's approximately 79.65 acres of land and is comprised of a metro station and high school as depicted on the attached Exhibit A Part One; and more accurately described in the Description and Exhibits of the Resolution.

Said Resolution and Plan will be introduced before the City Council on March 31, 2025, and are available for review at the City Administrative Building.

The public hearing on the Resolution shall be held March 31, 2025, via Zoom Video <https://us02web.zoom.us/j/81647427999?pwd=v4bxVKsB6qS6RXkXtGNjCjOzTllv4n.1>

Meeting at 6:00 p.m. Submitted by City Clerk, Dashaun N. Ball, CPM, MMC.

149078 (3-6,3-13,3-20,3-27)

LEGALS

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

R.R. NO. 76(a) – DELIVERY OF ALCOHOLIC BEVERAGES (Drinks To-Go)

The Prince George's County Board of License Commissioners had approved a temporary amendment to Rule and Regulation #76 to allow restaurants (Class B license holders) to sell beer, wine, spirits and cocktails to-go during the COVID19 pandemic. R.R. #76a. is being repealed.

149014 (2-27,3-6)

LEGALS

NOTICE

**LIVABLE WAGE REQUIREMENTS FOR PRINCE GEORGE'S COUNTY
GOVERNMENT SERVICE CONTRACTS**

In accordance with Prince George's County Council Bill 1-2003, the minimum livable wage rate for Fiscal Year 2026 has been established at the rate of \$17.70 per hour. This new rate will be effective July 1, 2025, to June 30, 2026. This rate applies to any contractor or subcontractor that is considered a "covered employer" under the guidelines of CB-1-2003. For more information regarding the compliance of this applicable wage requirement, please contact the Prince George's County Wage Determination Board at 301-883-6255 or by email at LivableWage@co.pg.md.us

149068 (3-6)

LEGALS

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

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

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

You must reclaim these vehicles by: **3/17/2025.**

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

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

2012 NISSAN	SENTRA	VA	UMW8748	3N1AB6AP4CL614007
2019 NISSAN	SENTRA	MD	T1733082	3N1AB7AP3KY310755
2005 GMC	DENALI	VA	TSX5905	1GKEK63U05J233688
2015 FORD	FUSION	MD	8ET8393	3FA6P0HD1FR175949
2011 CHEVROLET	SILVERADO	MD	40136CH	1G2CKXCG6BZ107220
2005 TOYOTA	HIGHLANDER	MD	4FJ9562	JTEHP21A050109694

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

2000 LINCOLN	TOWN CAR	DC	BT7382	1LNHM81W5YY794740
2015 CHEVROLET	IMPALA			2G1115LXF9232277

149100 (3-6)

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: **3/17/2025.**

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

**CENTRAL HEAVYDUTY TOWING
11 SE CRAIN HIGHWAY
BOWIE, MARYLAND 20716
301-390-9500**

2001 FLEETWOOD	PROWLER	VA	617558TL	1EC1B252415337841
	ENTERPRISES			
1999 FORD	F-800	VA	95323TA	3FEWF8018XMA15229
1990 CHEVROLET	GMT-400	MD	450L47	2GCEK19K7L1196344

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

2003 CHEVROLET	EXPRESS	VA	JLV6763	1GCFG15X431203599
2010 MERCEDES-BENZ	E-CLASS	VA	TRA7743	WDDJK5GB5AF017231
2007 TOYOTA	HIGHLANDER	MD	T0166382	JTEHP21A670198008

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

2011 LAND ROVER	RANGE ROVER			SALSK2D41BA714270
2002 JEEP	CHEROKEE	MD	8DS2640	1J4GW48SX2C113606
2001 HONDA	ACCORD	MD	9BC0486	1HGCG56601A048743
2014 VOLKSWAGEN	JETTA	VA	TTV6773	3VWVD17AJ1EM422732
2010 CHEVROLET	IMPALA	MD	4CL0846	2G1WB5EKKX1227819
2000 FORD	F-150	VA	68T449	1FTRF17W3YNB12120
2011 TOYOTA	CAMRY	MD	6EA3978	4T1BF3EK3BU722010
2014 BMW	428I	MD	9FA8702	WBA3N9C51E1F720760
2015 HYUNDAI	ELANTRA	MD	3FH3851	KMHHDH4AE0FU343982

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

2005 GMC	CANYON	KS	934LPJ	1GTCS138X58173497
2001 JEEP	GRAND	VA	TUT2040	1J4GW48S61C570833
	CHEROKEE			

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

2009 PONTIAC	G6			1G2ZG57B894207768
2016 BUICK	LACROSSE			1G4G45G31GF233758
2014 DODGE	CHARGER	VA	TNN8392	2C3CDXHG4EH319145
2006 FORD	500	VA	TJR1504	1FAHP27136G164549
2006 NISSAN	MURANO	GA	S166072	JN8AZ08W36W536373
2007 FORD	F-150			1FTPW14V37FB32833
2015 HYUNDAI	TUCSON			KMSJU3AC9FU068168
2017 CHEVROLET	EQUINOX			2GNALBEK7H1555570

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

2012 DODGE	CHARGER	VA	URC8135	2G3CDXHG6CH247457
2001 DODGE	CARAVAN			1B4GP45331B240537
2018 CHEVROLET	EQUINOX			2GNAXREV6J6275431
2001 FORD	E250	MD	16655M1	1FTPW14V37FB32833
2008 CHEVROLET	EXPRESS	MD	7FD3484	1GBGG25C281166085

149101 (3-6)

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

LEGALS

**MARYLAND DEPARTMENT
OF THE ENVIRONMENT
WATER AND SCIENCE
ADMINISTRATION**

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) The specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before April 1, 2025, unless otherwise noted in the Public Notice.

Prince George's County

24-NT-0240/202461533 - Calvert Energy, 12921 Buckeye Drive, Gaithersburg, Maryland 20878, has applied to construct a solar array on a capped landfill with associated access roads. The project will permanently impact 744 square feet of forested nontidal wetlands, 7,677 square feet of the 25-foot nontidal wetland buffer, and 54,492 square feet of the 100-year nontidal floodplain. The project will temporarily impact 24,487 square feet of the 100-year nontidal floodplain. The project is proposed on Patuxent River (Use I). The site is located on Public Works Road, Bowie, Maryland 20715. Mitigation is not required for this project. Written comments and requests to be included on the interested persons list may be sent by April 1, 2025, to the Maryland Department of the Environment, Attn: Ryan Din, 1800 Washington Boulevard, Baltimore, MD 21230 or at ryan.din@maryland.gov or 410-537-4247. Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

149083 (3-6)

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.

Mary Christine Kuntow

AND

Cecilia Matthews, Personal Representative for the Estate of Ceasar Brooks Pendergrast

7006 Flagharbor Drive
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince George's County, Maryland
Case No. C-16-CV-24-001578**

Notice is hereby given this 26th day of February, 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 28th day of March, 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 28th day of March, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$246,000.00. The property sold herein is known as 7006 Flagharbor Drive, District Heights, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
149069 (3-6,3-13,3-20)

LEGALS

**MARYLAND DEPARTMENT
OF THE ENVIRONMENT
WATER AND SCIENCE
ADMINISTRATION**

Notice of Application for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits, Nontidal Wetlands and Waterways Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comments on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) The specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000, 00-WL-000, 00-WP-000, 00-WQC-0000) which identifies each application. Address correspondence to the attention of the Administration contact contained in the project's public notice. If none is listed, send correspondence to the Wetlands and Waterways Program, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. For questions regarding any public notice, you can contact the Wetlands and Waterways Program by Telephone; (410) 537-3751. Written comments or requests for a hearing must be received on or before April 1, 2025, unless otherwise noted in the Public Notice.

Prince George's County

24-NT-0069/202460496 - SH Brandywine LLC, 1777 Reisterstown Road, Suite 245, Baltimore, Maryland 21208, has applied to construct a County Master Plan Road, sewer connection, and a stormwater outfall for a future townhouse community. The project will result in permanent impacts to 11,394 square feet of emergent nontidal wetlands, 2,648 square feet of forested nontidal wetlands, 12,050 square feet of the 25-foot nontidal wetland buffer, 25,779 square feet of the 100-year nontidal floodplain, and permanent conversion of 3,435 square feet of forested nontidal wetlands to emergent nontidal wetlands. Temporary impacts to 4,694 square feet of emergent nontidal wetlands, 201 linear feet (1,378 square feet) of perennial streams, and 785 square feet of the 100-year nontidal floodplain. The project is proposed on Timothy Branch (Use I). The site is located at 7211 Chadds Ford Road, Brandywine, Maryland 20613. The applicant proposes to permanently impact 2,648 square feet of forested nontidal wetlands and 11,394 square feet of emergent nontidal wetlands, and to permanently convert 3,435 square feet of forested nontidal wetlands to emergent nontidal wetlands. The amount of mitigation required would be 8,731 square feet of forested nontidal wetlands and 11,394 square feet of emergent nontidal wetlands (20,125 square feet total). The mitigation proposal is to purchase mitigation credits from the Patuxent Mitigation Bank or an alternate mitigation bank, or to conduct permittee-responsible mitigation. Written comments and requests to be included on the interested persons list may be sent by April 1, 2025, to the Maryland Department of the Environment, Attn: Gailynn Milligan, 1800 Washington Boulevard, Baltimore, MD 21230 or at Gailynn.milligan@maryland.gov or 410-537-4178. Any further notices concerning actions on the application will be provided only by mail to those on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

149084 (3-6)

LEGALS

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

**In The Estate Of:
MANUEL RAMON RODRIGUEZ
Estate No.: 134742**

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Norma Nely Rodriguez for judicial probate of the will dated September 16, 2011, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 24, 2025 at 10:30 A.M.**

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

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

149048 (3-6,3-13)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MAURICE ADAMS**

Notice is given that Michael Adams, whose address is 2523 Coxshire Lane, Davidsonville, MD 21035, was on December 3, 2024 appointed Personal Representative of the estate of Maurice Adams, who died on September 13, 2024 without a will.

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

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

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

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

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

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

MICHAEL ADAMS
Personal Representative

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

Estate No. 135616
149005 (2-27,3-6,3-13)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUBREY ANTHONY BRYCE**

Notice is given that Stefanie Bryce, whose address is 9502 Nottingham Drive, Upper Marlboro, MD 20772, was on February 18, 2025 appointed Personal Representative of the estate of Aubrey Anthony Bryce who died on January 19, 2025 with a will.

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

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

STEFANIE BRYCE
Personal Representative

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

Estate No. 136346
148995 (2-27,3-6,3-13)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED D GOREE**

Notice is given that Sheila Garland, whose address is 7815 New Ascot Lane, Clinton, MD 20735, was on December 19, 2024 appointed Personal Representative of the estate of Mildred D Goree who died on July 26, 2024 with a will.

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

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

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

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

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

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

SHEILA GARLAND
Personal Representative

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

Estate No. 135561
148996 (2-27,3-6,3-13)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ODELL MOSES**

Notice is given that Liesa Moses Davis, whose address is 507 Carmody Hills Dr, Capitol Heights, MD 20743-6001, was on December 11, 2024 appointed Personal Representative of the estate of Odell Moses who died on June 4, 2024 with a will.

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

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

LIESA MOSES DAVIS
Personal Representative

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

Estate No. 135369
148997 (2-27,3-6,3-13)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS HYMAN BROOKINS**

Notice is given that Lauren Brookins, whose address is 1540 Potomac Heights Drive, Fort Washington, MD 20744, was on February 24, 2025 appointed Personal Representative of the estate of Phyllis Hyman Brookins who died on March 22, 2024 with a will.

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

LAUREN BROOKINS
Personal Representative

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

Estate No. 136324
149053 (3-6,3-13,3-20)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELSIE IDELLA JACOBS**

Notice is given that Elgin Jacobs Sr, whose address is 9101 Cross Bow Rd, Fort Washington, MD 20744-5614, was on February 24, 2025 appointed Personal Representative of the estate of Elsie Idella Jacobs who died on September 7, 2024 with a will.

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

ELGIN JACOBS SR
Personal Representative

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

Estate No. 134964
149054 (3-6,3-13,3-20)

LEGALS

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLIE CANADA JR**

Notice is given that Sonia Neblett, whose address is 28 Panorama Drive, Oxon Hill, MD 20745, was on February 3, 2025 appointed Personal Representative of the estate of Charlie Canada Jr who died on February 18, 2024 with a will.

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

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

SONIA NEBLETT
Personal Representative

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

Estate No. 132475
149055 (3-6,3-13,3-20)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROOSEVELT JOHNSON**

Notice is given that Charlotte Austine Johnson, whose address is 12804 7th St, Bowie, MD 20720-3617, was on December 19, 2024 appointed Personal Representative of the estate of Roosevelt Johnson who died on November 15, 2024 with a will.

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

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

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

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

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

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

CHARLOTTE AUSTINE 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. 135781
149056 (3-6,3-13,3-20)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NELINDA V LEGASPI
AKA: NELINDA VIRATA LEGASPI**

Notice is given that Florence L Iglesias, whose address is 43684 Red House Dr, Leesburg, VA 20176-3852, was on February 24, 2025 appointed Personal Representative of the estate of Nelinda V Legaspi who died on January 20, 2025 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 24th 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.

FLORENCE L IGLESIAS
Personal Representative

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

Estate No. 136239
149057 (3-6,3-13,3-20)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES R JETER**

Notice is given that Robyn Jeter, whose address is 4040 Windsor Heights Pl, White Plains, MD 20695-3440, was on February 24, 2025 appointed Personal Representative of the estate of Frances R Jeter, who died on January 2, 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 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.

ROBYN JETER
Personal Representative

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

Estate No. 136429
149062 (3-6,3-13,3-20)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACQUELINE D THOMAS
AKA: JACQUELINE WEST**

Notice is given that Anthony Thomas, whose address is 12400 Nathan Ct, Clinton, MD 20735, was on February 20, 2025 appointed Personal Representative of the estate of Jacqueline D Thomas aka Jacqueline West, who died on November 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 20th 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.

ANTHONY THOMAS
Personal Representative

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

Estate No. 135601
149063 (3-6,3-13,3-20)

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

**TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HARRY NELSON MATCHETT SR**

Notice is given that Harry Nelson Matchett Jr, whose address is 13220 Lake Geneva Way, Germantown, MD 20874-1870, was on December 17, 2024 appointed Personal Representative of the estate of Harry Nelson Matchett Sr, who died on December 8, 2024 without a will.

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

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

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

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

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

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

HARRY NELSON MATCHETT JR
Personal Representative

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

Estate No. 135745
149064 (3-6,3-13,3-20)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY ANNE HARRIS

Notice is given that Orlando R Davis, whose address is 3004 Fleetwood Avenue, Baltimore, MD 21214-1452, was on February 10, 2025 appointed Personal Representative of the estate of Beverly Anne Harris, who died on January 8, 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 10th 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.

ORLANDO R DAVIS
Personal Representative

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

Estate No. 136283
148973 (2-20-2-27,3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARL E GARDNER

Notice is given that Earl Gardner Jr, whose address is 8513 Black Star Circle, Columbia, MD 21045, was on December 12, 2024 appointed Personal Representative of the estate of Earl E Gardner, who died on September 16, 2024 without a will.

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

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

EARL GARDNER JR
Personal Representative

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

Estate No. 135713
148974 (2-20-2-27,3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADELAIDE SCOTT

Notice is given that Mark Scott, whose address is 304 Woolwich Ct, McDonough, GA 30252, was on February 6, 2025 appointed Personal Representative of the estate of Adelaide Scott, 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 6th 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.

MARK SCOTT
Personal Representative

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

Estate No. 136217
148975 (2-20-2-27,3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HUGH ALLEN STEVENS

Notice is given that Adriene Burroughs-Taylor, whose address is 304 Aqua Lynn Dr, Fort Washington, MD 20744-5644, was on December 16, 2024 appointed Personal Representative of the estate of Hugh Allen Stevens who died on September 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 personal representative or the attorney.

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

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

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

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

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

ADRIENE BURROUGHS-TAYLOR
Personal Representative

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

Estate No. 134992
148979 (2-20-2-27,3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DANIEL M SMITH JR

Notice is given that Etta J Waugh, whose address is 4817 Ward Rd, Clinton, MD 20735-9672, was on February 7, 2025 appointed Personal Representative of the estate of Daniel M Smith Jr 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 7th 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.

ETTA J WAUGH
Personal Representative

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

Estate No. 135996
148980 (2-20-2-27,3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY LOU TERRY

Notice is given that Richard Terry, whose address is 7806 Locris Drive, Upper Marlboro, MD 20772, was on February 6, 2025 appointed Personal Representative of the estate of Betty Lou Terry who died on January 22, 2025 with a will.

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

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

RICHARD TERRY
Personal Representative

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

Estate No. 136229
148981 (2-20-2-27,3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LOUVAIN CATHERINE
TOWNSEND**

Notice is given that Shawn Townsend, whose address is 11 Greendale Pl, Greenbelt, MD 20770-1603, was on November 1, 2024 appointed Personal Representative of the estate of Louvain Catherine Townsend 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 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 1st 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.

SHAWN TOWNSEND
Personal Representative

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

Estate No. 135305
148998 (2-27,3-6,3-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT ROLAND BLACK

Notice is given that Julius Black, whose address is 7622 Greenleaf Rd, Hyattsville, MD 20785-3414, was on November 9, 2024 appointed Personal Representative of the estate of Robert Roland Black who died on October 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 9th 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.

JULIUS BLACK
Personal Representative

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

Estate No. 135190
148999 (2-27,3-6,3-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBRA LEE GOHR

Notice is given that Ashley L CheroK, whose address is 8158 Bell Tower Xing, Pasadena, MD 21122-3837, was on November 9, 2024 appointed Personal Representative of the estate of Debra Lee Gohr who died on July 12, 2023 with a will.

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

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

ASHLEY L CHEROK
Personal Representative

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

Estate No. 135020
149000 (2-27,3-6,3-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA RHODES-KELLY

Notice is given that Susan A Rhodes, whose address is 12820 Sandpines Lane, Charlotte, NC 28262, was on February 6, 2025 appointed Personal Representative of the estate of Patricia Rhodes-Kelly who died on October 23, 2024 with a will.

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

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

SUSAN A RHODES
Personal Representative

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

Estate No. 136218
149001 (2-27,3-6,3-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VINCENT CHAPPELL

Notice is given that Kim N Pankey-Clark, whose address is 2182 Forman Court, Waldorf, MD 20601, was on January 24, 2025 appointed Personal Representative of the estate of Vincent Chappell, who died on December 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 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.

KIM N PANKEY-CLARK
Personal Representative

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

Estate No. 136078
149003 (2-27,3-6,3-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BENJAMIN STANLEY BISCOE

Notice is given that Denise Willingham, whose address is 3729 Community Dr, District Heights, MD 20747-2998, was on February 18, 2025 appointed Personal Representative of the estate of Benjamin Stanley Biscoe, who died on November 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 18th 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.

DENISE WILLINGHAM
Personal Representative

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

Estate No. 136058
149004 (2-27,3-6,3-13)

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LEGALS

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Todd K. Pounds
6710 Oxon Hill Road, Suite 330
Oxon Hill, MD 20745
301-292-3300

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RISIKAT IYABO OKEDEYI

Notice is given that KAMO D. OKEDEYI, whose address is 9805 Good Luck Road, Apt #5, Lanham, MD 20706, was on December 10, 2024 appointed Personal Representative of the estate of RISIKAT IYABO OKEDEYI who died on December 26, 2023 with a will.

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

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

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

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

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

KAMO D. OKEDEYI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 132472
148977 (2-20,2-27,3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SYLVIA E. DEBORGER

Notice is given that ARTHUR DEBORGER, JR., whose address is 11037 Oakcrest Drive, D'Iberville, MS 39540, was on December 9, 2024 appointed Personal Representative of the estate of SYLVIA E. DEBORGER who died on November 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 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.

ARTHUR DEBORGER, JR.
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135667
148976 (2-20,2-27,3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BARNARD STUDE WALSH

Notice is given that Margaret Walsh, whose address is 15810 Wayne Avenue, Laurel, MD 20707, was on February 3, 2025 appointed personal representative of the small estate of Barnard Stude Walsh who died on December 17, 2024 with a will.

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

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

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

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

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

MARGARET WALSH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136169
149040 (3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMANUEL JAIFYEOLA

Notice is given that Emmanuel O. Jaifyeola, whose address is 901 S 72nd Avenue, Yakima, WA, was on February 19, 2025 appointed personal representative of the small estate of Emmanuel Jaifyeola, who died on September 23, 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 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.

EMMANUEL O. JAIFYEOLA
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136314
149042 (3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE HERBERT ERMER

Notice is given that Jeffrey H. Ermer, whose address is 1492 Orleans Court, Crofton, MD 21114, was on May 21, 2024 appointed Personal Representative of the estate of Clarence Herbert Ermer who died on May 1, 1997 with a will. There was a prior small estate proceeding.

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 November, 2024.

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

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

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

JEFFREY H. ERMER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 51722
149051 (3-6,3-13,3-20)



LEGALS

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE MARY THRIFT

Notice is given that Marian Ratcliffe, whose address is 12322 Mellling Lane, Bowie, MD 20715, was on February 5, 2025 appointed Personal Representative of the estate of Joanne Mary Thrift, 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 5th 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, 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.

MARIAN RATCLIFFE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136188
148970 (2-20,2-27,3-6)

Sharon Legall, Esq
10325 G Street NW, Suite 5000
Washington, DC 20005
703-829-7655

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARSHA SELMAR
AKA MARSHA LYNN COLEMAN
SELMAR**

Notice is given that Lisa Nicole Selmar, whose address is 1402 42nd Street, SE, Washington, DC 20020, was on February 24, 2025 appointed Personal Representative of the estate of Marsha Selmar aka Marsha Lynn Coleman Selmar, who died on December 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 24th 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.

LISA NICOLE SELMAR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136439
149058 (3-6,3-13,3-20)

LEGALS

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Suite 102
Marriottsville, MD 21104
410-442-1088

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSAN POTTER DUNNIGAN

Notice is given that Frank J. Dunnigan, whose address is 4210 Crosswick Turn, Bowie, MD 20715, was on February 20, 2025 appointed Personal Representative of the estate of Susan Potter Dunnigan, who died on November 6, 2016 without a will.

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

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

FRANK J. DUNNIGAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135933
149059 (3-6,3-13,3-20)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIAN MARIE LLERAS

Notice is given that Jaime A. Lleras, Jr., whose address is 1711 Kempfield Drive, Hampstead, MD 21074, was on February 13, 2025 appointed Personal Representative of the estate of Lillian Marie Lleras, who died on December 12, 2024 without a will.

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

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

JAIME A. LLERAS, JR.
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136307
149061 (3-6,3-13,3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HAROLD R. ATKINS

Notice is given that Anitha Atkins, whose address is 6400 Gold Yarrow Lane, Upper Marlboro, MD 20772, was on February 24, 2025 appointed Personal Representative of the estate of Harold R. Atkins, who died on November 19, 2024 without a will.

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

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

ANITHA ATKINS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136054
149060 (3-6,3-13,3-20)

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

**ORDER OF PUBLICATION
BY POSTING**

OKE

VS.

FAFOYEKU

In the Circuit Court for Prince George's County, Maryland
Case Number: CAD17-38635
Other Reference Number(s): CADV18-02557

ORDERED, ON THIS 20th day of February, 2025, by the Circuit Court for Prince George's County MD:

That the Plaintiff, EMILOLA OKE, is hereby notified that the Defendant, has filed a PETITION FOR CONTEMPT and SHOW CAUSE ORDER dated 02/18/2025 naming him/her as the plaintiff and stating that the Plaintiff's last known address is: 3916 Elite Street, Bowie MD 20716, and therefore it is;

ORDERED, that the Defendant may serve process to the Plaintiff, EMILOLA OKE, 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 29th day of March, 2025, and it is further;

ORDERED, that the defendant shall mail, by regular mail (first class mail), to the plaintiff'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 PLAINTIFF, EMILOLA OKE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 22nd DAY OF APRIL, 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
149011 (2-27,3-6,3-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE A IATI

Notice is given that Michael A Iati, whose address is 4612 Drexel Rd, College Park, MD 20740-3604, was on February 20, 2025 appointed personal representative of the small estate of George A Iati who died on February 1, 2025 with a will.

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

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

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

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

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

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

MICHAEL A IATI
Personal Representative

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

Estate No. 136399
149041 (3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANICE L BROWNER

Notice is given that Ricci Speight Browner, whose address is 14906 Mount Calvert Rd, Upper Marlboro, MD 20772-9623, was on February 24, 2025 appointed personal representative of the small estate of Janice L Browner, who died on January 4, 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.

RICCI SPEIGHT BROWNER
Personal Representative

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

Estate No. 136431
149043 (3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAUNDRA C ROGERS

Notice is given that Gregory Sykes, whose address is 918 Karlson Ave, Hyattsville, MD 20783-3176, was on January 29, 2025 appointed personal representative of the small estate of Sandra C Rogers, 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 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.

GREGORY SYKES
Personal Representative

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

Estate No. 136124
149044 (3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE HOGAN

Notice is given that Roberta Ford, whose address is 9105 Cheltenham Ave, Clinton, MD 20735-2806, was on February 24, 2025 appointed personal representative of the small estate of Joanne Hogan, 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 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.

ROBERTA 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. 136426
149045 (3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LOC TO

Notice is given that Luu T Huynh, whose address is 2621 Antler Ct, Silver Spring, MD 20904-7157, was on February 20, 2025 appointed personal representative of the small estate of Loc To, who died on December 2, 2024 without a will.

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

All persons having any objection to the appointment 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.

LUU T HUYNH
Personal Representative

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

Estate No. 136171
149046 (3-6)

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

**BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
CHARLES DIGGS SR
ESTATE NO: 135701**

**PUBLIC NOTICE
TO CAVEAT**

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Charles Diggs II, challenging the will dated July 15, 2024.

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

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

149050 (3-6,3-13)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

JOHN WIMMEL

VS.

ANTONIO WARREN

**In the Circuit Court for
Prince George's County, Maryland
Case No.: C-16-CV-24-003251**

ORDERED, ON THIS 21st day of January 2025 by the Circuit Court for Prince George's County MD that Plaintiff's Motion for Alternative Service of Summons and Complaint is hereby **GRANTED**; and it is further **ORDERED**, that alternate service of process on the Defendant, Antonio Warren, is hereby authorized and effectuated by completing all of the following:

(1) Mailing of a notice to the Defendant's last known addresses via regular mail; and a. 3515 Lumar Dr., Fort Washington, MD 20744 b. 708 Buckmaster Lane, Fort Washington, MD 20744 c. 120 Adams St. NW, Washington, DC 20001

(2) By the posting of the notice by the sheriff at the courthouse door or on a bulletin board within its immediate vicinity; and

(3) By publishing the notice every week for three (3) successive weeks in one or more newspapers of general circulation published in Prince George's County, Maryland.

ORDERED, that the Clerk of the Court shall cause notice of the Complaint and Demand for Jury Trial to be posted by the Sheriff at the courthouse door or on a bulletin board within its immediate vicinity.

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

True Copy—Test:
Mahasin El Amin, Clerk
149080 (3-6,3-13,3-20)

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

**P.O. Box 1729
Upper Marlboro, Maryland 20773**

**In The Estate Of:
MANUEL RAMON RODRIGUEZ
Estate No.: 134742**

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Jessica Campbell for judicial probate of the will dated **April 26, 2023**, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 24, 2025 at 10:30 A.M.**

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

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

149049 (3-6,3-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE GILL SMITH

Notice is given that Rae Smith, whose address is 10805 Sunflower Ter, Bowie, MD 20721-2461, was on February 21, 2025 appointed Personal Representative of the estate of Yvonne Gill Smith, who died on June 4, 2024 without a will.

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

RAE 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. 136323
149065 (3-6,3-13,3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHAN MICHAEL PINCKNEY

Notice is given that Kim Mason Pinckney, whose address is 4803 Grid St, Bowie, MD 20720-3417, was on February 21, 2025 appointed Personal Representative of the estate of Stephan Michael Pinckney, 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 21st 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.

KIM MASON PINCKNEY
Personal Representative

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

Estate No. 136310
149066 (3-6,3-13,3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**RUBY BOYCE
AKA RUBY M BOYCE**

Notice is given that Mark Boyce Sr, whose address is 2011 Brooks Dr, Apt 202, District Heights, MD 20747-1095, was on February 18, 2025 appointed Personal Representative of the estate of Ruby Boyce aka Ruby M Boyce, who died on January 12, 2024 without a will.

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

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

MARK BOYCE SR
Personal Representative

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

Estate No. 136345
149067 (3-6,3-13,3-20)

Matthew Coyle Esq
438 Riverside Dr
Pasadena, MD 21122-5042

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUDITH MUTTY

Notice is given that Lawrence R Harris III, whose address is 783 Ripley Ct, Crownsville, MD 21032, was on December 9, 2024 appointed Personal Representative of the estate of Judith Mutty who died on October 19, 2024 with a will.

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

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

LAWRENCE R HARRIS III
Personal Representative

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

Estate No. 135394
149052 (3-6,3-13,3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DWIGHT REUBEN MCQUEEN SR

Notice is given that Lissa McQueen, whose address is 208 Elizabeth Ave, Asbury Park, NJ 07712-6728, was on November 4, 2024 appointed personal representative of the small estate of Dwight Reuben McQueen Sr, who died on March 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 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.

LISSA MCQUEEN
Personal Representative

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

Estate No. 135322
149047 (3-6)

The Prince George's Post

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LEGALS

ORDER OF PUBLICATION

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

vs.

MARION THOMAS,
WILLIE MAE THOMAS,
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 3107 AMADOR DR

AND

Unknown Owner of the property 3107 AMADOR DR described as follows: Property Tax ID 20-2271419 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-25-001005

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:

18,799.0000 Sq.Ft. & Imps. Ardmore Village Lot 18 Blk H, Assmt \$323,500 Lib 03143 Fl 592, and assessed to Thomas Marion & Willie M. 20 2271419, 003107 Amador Dr, Hyattsville, Md 20785

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 3rd day of March, 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 28th day of March, 2025, warning all persons interested in the property to appear in this Court by the 6th day of May 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
149085 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

GABRIEL HORCHLER
Plaintiff

v.

DAVID J. DELARIA, et. al.
Defendants

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000830

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 020166371 in the County of Prince George's, sold by the Collector of Taxes for the County of Prince George's and the State of Maryland to the plaintiff in this proceeding:

15,000.000 SQ. FT. CHEVERLY-LOTS 25 AND 26

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

It is thereupon this 24th day of February, 2025, by the Circuit Court for Prince George's County, that notice be given by the insertion of a copy of this order in the Prince Georges Post newspaper once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of April, 2025, and redeem the property with Parcel Identification Number 020166371 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
149028 (3-6,3-13,3-20)



ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

WWW ENTERPRISERS LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 13900 FARNSWORTH LN, UNIT 4302, UPPER MARLBORO, MD 20772, Parcel No. 03-3124708,

And

ANY UNKNOWN OWNER OF THE PROPERTY 13900 FARNSWORTH LN, UNIT 4302, UPPER MARLBORO, MD 20772, Parcel No. 03-3124708, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000933

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-3124708 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

1,276.0000 SQ FT & IMPS NORMANDY PLACE CON

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 03-3124708 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
149088 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

EARTH BOUND BUILDING FORESTRY AND FARM LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9500 CROOM RD, UPPER MARLBORO, MD 20772, Parcel No. 04-0257014,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9500 CROOM RD, UPPER MARLBORO, MD 20772, Parcel No. 04-0257014, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000934

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 04-0257014 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

PT LOT 8 1.6500 ACRES & IMPS BROOKRIDGE

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 04-0257014 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
149089 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

H&E MANAGEMENT ASSOCIATES LTD
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 401, FORT WASHINGTON, MD 20744, Parcel No. 05-0366740,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 401, FORT WASHINGTON, MD 20744, Parcel No. 05-0366740, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000935

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0366740 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 401 3.0000 SQ FT & IMPST PROSPECT SQUARE OF

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 05-0366740 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
149090 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

NEW CHAPEL BAPTIST CHURCH INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5615 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0482703,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5615 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0482703, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000946

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0482703 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

12,334.0000 SQ FT & IMPS T B MIDDLETON FARM LOT 108

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 06-0482703 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
149095 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

H&E MANAGEMENT ASSOCIATES LTD
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 402, FORT WASHINGTON, MD 20744, Parcel No. 05-0366757,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 402, FORT WASHINGTON, MD 20744, Parcel No. 05-0366757, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000936

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-0366757 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

UNIT 402 3.0000 SQ FT & IMPST PROSPECT SQUARE OF

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 05-0366757 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
149091 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

NEW CHAPEL BAPTIST CHURCH INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 5611 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0505776,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5611 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0505776, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000947

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0505776 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

43,560.0000 SQ FT & IMPS T B MIDDLETON FARM LOT 10

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 06-0505776 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
149096 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

ATMAN OGR INC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 9707 THORNCREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414703,

And

ANY UNKNOWN OWNER OF THE PROPERTY 9707 THORNCREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414703, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000943

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 05-3414703 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

2.1200 ACRES JACKSON ESTATES LOT 4

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 05-3414703 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
149092 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

HONGKUAN LI
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3909 PARK BLVD, SUITLAND, MD 20746, Parcel No. 06-0511485,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3909 PARK BLVD, SUITLAND, MD 20746, Parcel No. 06-0511485, 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.

Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000954

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0511485 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the plaintiff in this proceeding:

SILVER HILL PARK 11,668.0000 SQ FT & IMPS

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, 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 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 06-0511485 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
149097 (3-6,3-13,3-20)

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

NOTICE OF PUBLIC HEARING

for upcoming surplus property disposition legislation

1400 MCCORMICK DRIVE, ROOM 308
LARGO, MD, 20774
and via teleconference on Zoom
Monday, March 10, 2025, at 12:00 P.M.

This notice is to inform the public that Prince George's County, Maryland, has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Bill **CB-106-2024**.

In accordance with Section 2-111.01 of the Prince George's County Code, the Redevelopment Authority of Prince George's County will hold a public hearing at 12:00 PM on Monday, March 10, 2025 at 1400 McCormick Drive, Room 308, Largo, MD 20774. The hearing shall be used to receive comments from Preferred Government Entities, interested persons and persons lodging objection. The public hearing will be recorded and posted to our website within 48 hours.

- Tax Account Number 18-1992221; Tax Map 58, Grid F4; 1401 Nye Street, Capitol Heights, MD 20743; 14.9 acres; Assessed value is \$7,362,967. (Council Bill No. CB-106-2024 Map 5-A)
- Tax Account Number 18-2110773; Tax Map 58, Grid F4, Block 5, Lots 55; 0 Huskwood Avenue, Capitol Heights, MD 20743; 11,800 sq. ft.; Assessed value is \$13,433. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2110765; Tax Map 66, Grid A1, Block 5, Lot 33 & 34; 0 Huskwood Avenue, Capitol Heights, MD 20743; 5,000 sq. ft.; Assessed value is \$13,133. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account 18-1991660; Tax Map 66, Grid A1, Block 5, Lots 29 & 30; 0 Huskwood Avenue, Capitol Heights, MD 20743; 5,000 sq. ft.; Assessed value is \$13,133. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2056471; Tax Map 66, Grid A1, Block 5, Lots 23, 24, 25 & 26; 0 Huskwood Avenue, Capitol Heights, MD 20743; 14,648 sq. ft.; Assessed value is \$24,900. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2111383; Tax Map 66, Grid A1, Block 5, Lots 19 & 20; 0 Huskwood Avenue, Capitol Heights, MD 20743; 10,000 sq. ft.; Assessed value is \$13,433. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-1993674; Tax Map 66, Grid A1, Block 5, Lots 15 & 16; 0 Huskwood Avenue, Capitol Heights, MD 20743; 6,550 sq. ft.; Assessed value is \$13,233. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2032118; Tax Map 66, Grid A1, Block 5, Lots 11, 12, 13 & 14; 0 Huskwood Avenue, Capitol Heights, MD 20743; 10,657 sq. ft.; Assessed value is \$41,700. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2032126; Tax Map 66, Grid A1, Block 5, Lot 9 & 10; 0 Huskwood Avenue, Capitol Heights, MD 20743; 5,000 sq. ft.; Assessed value is \$13,133. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2013118; Tax Map 66, Grid A1, Block 6, Lot 21, 22, 23, 24 & 25; 0 Huskwood Avenue, Capitol Heights, MD 20743; 15,920 sq. ft.; Assessed value is \$34,300. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2013324; Tax Map 66, Grid A1, Block 6, Lots 18, 19 & 20 (W85-022); 0 Huskwood Avenue, Capitol Heights, MD 20743; 7,200 sq. ft.; Assessed value is \$23,867. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2066777; Tax Map 66, Grid A1, Block 7, Lot 22; 5420 Farmingdale Place, Capitol Heights, MD 20743; 2,500 sq. ft.; Assessed value is \$500. (Council Bill No. CB-106-2024 Map 5-B)
- Tax Account Number 18-2023422; Tax Map 59, Grid A4, Block B, Lot 7; 1523 Jutewood Avenue, Landover, MD 20785; 8,787 sq. ft.; Assessed value is \$53,567. (Council Bill No. CB-106-2024 Map 5-C)
- Tax Account Number 13-1550151; Tax Map 59, Grid D3, Block H, Lot 49; 6832 Flagstaff Street, Landover, MD 20785; 4,134 sq. ft.; Assessed value is \$224,233. (Council Bill No. CB-106-2024 Map 5-D)
- Tax Account Number 18-2080935; Tax Map 67, Grid A4, Block D, Lot 5; 108 Jonquil Avenue, Landover, MD 20785; 10,240 sq. ft.; Assessed value is \$49,100. (Council Bill No. CB-106-2024 Map 5-E)
- Tax Account Number 18-2080943; Tax Map 67, Grid A4, Block D, Lot 6; 110 Jonquil Avenue, Landover, MD 20785; 10,650 sq. ft.; Assessed value is \$43,667. (Council Bill No. CB-106-2024 Map 5-E)
- Tax Account Number 18-2080950; Tax Map 67, Grid A4, Block D, Lot 7; 112 Jonquil Avenue, Landover, MD 20785; 14,793 sq. ft.; Appraised value is \$38,833. (Council Bill No. CB-106-2024 Map 5-E)
- Tax Account Number 18-2063253; Tax Map 72, Grid F1, Block 36, Lots 9 & 10; 0 Southern Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Assessed value is \$52,667. (Council Bill No. CB-106-2024 Map 7-A)
- Tax Account Number 18-2033694; Tax Map 73, Grid A1, Block 14, Lots 57 & 58; 0 Chamber Avenue, Capitol Heights, MD 20743; 4,000 sq. ft.; Assessed value is \$52,667. (Council Bill No. CB-106-2024 Map 7-B)

LEGALS

- Tax Account Number 18-2115822; Map 72, Grid E3, Block 73, Lots 1, 2, 3, 4, 5, 6, 7 & 8; 0 Mentor Avenue, Capitol Heights, MD 20743; 16,000 sq. ft.; Appraised value is \$100,267. (Council Bill No. CB-106-2024 Map 7-C)
- Tax Account Number 18-2068815; Map 72, Grid F1, Block 31, Lot 67; 427 Nova Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Assessed value is \$400. (Council Bill No. CB-106-2024 Map 7-D)
- Tax Account Number 18-2068823; Map 72, Grid F1, Block 31, Lot 20; 418 Mentor Avenue, Capitol Heights, MD 20743; 2,000 sq. ft.; Assessed value is \$400. (Council Bill No. CB-106-2024 Map 7-E)
- Tax Account Number 09-0916981; Map 115, Grid F4, Block A, Lots 32; 9533 Badger Avenue, Clinton, MD 20735; 20,650 sq. ft.; Appraised value is \$103,300. (Council Bill No. CB-106-2024 Map 9-A)

Registration is required to attend the live public hearing via teleconference. Instructions for registration, as well as requests for further information, comment or objection to the disposition of a property should be directed to: The Redevelopment Authority, 9200 Basil Court, Suite 504, Largo, Maryland 20774, Attn: Steven Donegan (telephone: 301-883-7886 or SurplusRPP@co.pg.md.us) and must be submitted by **March 7, 2025**.

The live public hearing will be recorded and posted to our website within 48 hours.

Please see our website below for detailed information
<https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/surplus-real-property-program>

148984 (2-20,2-27,3-6)

COUNTY COUNCIL HEARING

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

TUESDAY, MARCH 11, 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, March 11, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearings:

Appointment of the following individual to the Prince George's County Police Accountability Board:

Stephanye R. Maxwell, Esq., CPM Appointment
Replacing: Daniel C. Vergamini
Term Expiration: June 30, 2027

Appointment of the following individual to the Commission for Women:

Zipporah Miller, Ed.D. Appointment
Replacing: Ioana Stoica
Term Expiration: May 1, 2027

Appointment of the following individual to the Board of Ethics for Prince George's County:

Jason W. Papanikolas Appointment
Replacing: Sharon Theodore Lewis
Term Expiration: 12/1/2027

Appointment of the following individuals to the Human Relations Commission:

Mr. Issac E. Esene Appointment
Replacing: Daryl D. Jackson
Term Expiration: 6/30/2027

Ms. Caren A. Gillison Appointment
Replacing: Roslyn Brown
Term Expiration: 6/30/2027

Ms. Shonda W. Harmon Appointment
Replacing: Brindisi Chan
Term Expiration: 6/30/2027

Ms. Sylvia L. Johnson Reappointment
Term Expiration: 6/30/2026

Ms. Erin F. Kabba Appointment
Replacing: (Vacant -Llamilet Gutierrez)
Term Expiration: 6/30/2026

Mr. Joseph S. Reed Reappointment
Term Expiration: 6/30/2026

Ms. Kayon R. Williams Appointment
Replacing: Wendi J. Howard
Term Expiration: 6/30/2027

Ms. Erica L. Jenkins Appointment
Replacing: Charlene Proctor, Esq.
Term Expiration: 6/30/2028

Appointment of the following individuals to the Cannabis Reinvestment and Restoration Board:

Debra Mims Appointment
Term Expiration: 5/31/2029

Kevin M. Ford, Jr Appointment
Term Expiration: 5/31/2029

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

149017 (2-27,3-6)

LEGALS

NOTICE OF PROPOSED RATIFICATION OF SALE OF REAL PROPERTY (Md. Rules 2-644 (d) and 14-305)

COUNCIL OF UNIT OWNERS OF
FOREST SPRING CONDOMINIUM
Plaintiff

v.

SHIRLEY R. WOOD
Defendant

In the Circuit Court for Prince
George's County

Case No.: CAL22-15957

The property specifically described in the inventory has been sold at judicial sale. Inventory of property sold (Provide a brief description sufficient to identify each property):

Unit 7205 Phase 111, Forest Spring Condominium, Plat Book NLP 117 at pages 92-101, Election District 08.

Which has the address of 7205 Cross Street, Forestville, MD 20747.

The sale will be ratified unless cause to the contrary is shown on or before **March 27, 2025** (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of three successive weeks before **March 27, 2025**, in one or more newspapers of general circulation in Prince George's County.

The sale report states the amount of the sale to be **\$42,163.17**.

149037 (3-6,3-13,3-20)

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.

Jhonatan Beato Marte
1208 Larchmont Avenue
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-005143

Notice is hereby given this 25th day of February, 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 25th day of March, 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 25th day of March, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$303,000.00. The property sold herein is known as 1208 Larchmont Avenue, Capitol Heights, MD 20743.

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

True Copy—Test:
Mahasin El Amin, Clerk
149038 (3-6,3-13,3-20)

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.

Monica L Plummer
4414 71st Avenue
Hyattsville, MD 20784

Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002826

Notice is hereby given this 26th day of February, 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 28th day of March, 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 28th day of March, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$296,000.00. The property sold herein is known as 4414 71st Avenue, Hyattsville, MD 20784.

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

True Copy—Test:
Mahasin El Amin, Clerk
149070 (3-6,3-13,3-20)

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.

Alfred J. Szczerbicki, Personal
Representative for the Estate of
Henrietta L. Smith
3410 Rickey Avenue
Temple Hills, MD 20748
Defendant

In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-005328

Notice is hereby given this 25th day of February, 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 25th day of March, 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 25th day of March, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$313,000.00. The property sold herein is known as 3410 Rickey Avenue, Temple Hills, MD 20748.

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

True Copy—Test:
Mahasin El Amin, Clerk
149039 (3-6,3-13,3-20)

LEGALS

PUBLIC NOTICE OF A RESPONSE ACTION PLAN AND PUBLIC INFORMATION MEETING PROPOSED LANDOVER HILLS APARTMENTS – DOMINIUM

The property located at the physical address of 7011 Chesapeake Road in Hyattsville, Prince George's County, Maryland has been accepted into Maryland's Voluntary Cleanup Program. A proposed Response Action Plan (RAP) has been submitted to the Maryland Department of the Environment (MDE) for approval. Soil and groundwater impacted by Polycyclic Aromatic Hydrocarbon (PAH) compounds and TPH DRO were identified within limited portions of the site. Additionally, benzene and naphthalene were determined to represent soil vapor contaminants of concern onsite. The impacted media will be addressed primarily through excavation and engineering controls.

This RAP is based upon future use of the property for residential purposes.

Participant: Landover Hills Leased Housing Associates I, LLLP
2905 NW Boulevard, Suite 150
Plymouth, MN 55441

Contact: Michael Bell
410-859-4300

Eligible Property: Proposed Landover Hills Apartments –
Dominium
7011 Chesapeake Road
Hyattsville, Maryland 20784

Public Information Meeting: March 20, 2025 at 7:00 PM EST
Virtual Meeting
Meeting Call In Phone Number
434-338-7174
Phone Conference ID: 879 309 527#

URL: <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>
Meeting ID: 284 383 904 53
Passcode: 3zR3kp6g

Any person wishing to request further information or make comments regarding the proposed RAP must do so in writing. Comments or requests should be submitted to the attention of the Voluntary Cleanup Program project manager, Tate Stevens, at the Maryland Department of the Environment, 1800 Washington Boulevard, Suite 625, Baltimore, MD 21230; telephone 410-537-3493.

All comments and requests must be received by the Department in writing no later than April 5, 2025.

149077 (3-6,3-13)

LEGALS

Cecilia R. Jones
5335 Wisconsin Ave, N.W.
Suite 440
Washington, DC 20015
202-274-1820

James W Taglieri
1100 Connecticut Ave, NW
Suite 800
Washington, DC 20036
202-785-3378

Janelle M Ryan-Colbert, Esq.
Colbert Law Firm LLC
3060 Mitchellville Road, Suite 218
Bowie, MD 20716
301-576-6200

Verena Meiser, Esq.
Lewicky, O'Connor, Hunt & Meiser
8110 Maple Lawn Blvd, Suite 160
Fulton, MD 20759
410-489-1996

Laura H.G. O'Sullivan
AIS# . 9606050338
McCabe, Weisberg & Conway, LLC
312 Marshall Avenue, Suite 800
Laurel, MD 20707
240-554-6403

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIE R. WHITFIELD

Notice is given that Wendy Whitfield, whose address is 2666 Blossom Ave, Columbus, OH 43231, was on February 3, 2025 appointed Personal Representative of the estate of Willie R. Whitfield, who died on June 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.

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.

WENDY WHITFIELD
Personal Representative

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

Estate No. 133827

149007 (2-27,3-6,3-13)

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVETTE CHARMARINE MULKEY

Notice is given that Yolanda Hunter, whose address is 13107 Jervis St, Clinton, MD 20735, and Daniel Mulkey, whose address is 5400 Stephen Petko Ct, Temple Hills, MD 20748, were on February 13, 2025 appointed Co-Personal Representatives of the estate of Yvette Charmaine Mulkey, who died on November 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 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 13th day of August, 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.

YOLANDA HUNTER
DANIEL MULKEY
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. 136303

149008 (2-27,3-6,3-13)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH A. PRESTEL

Notice is given that Susan J. Karakantas, whose address is 129 James Madison Drive, Mechanicsburg, PA 17050, was on February 14, 2025 appointed Personal Representative of the estate of Elizabeth A. Prestel who died on August 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 14th 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, 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.

SUSAN J. KARAKANTAS
Personal Representative

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

Estate No. 136101

148994 (2-27,3-6,3-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD JOHN EVERS

Notice is given that Stephanie M Gonzales, whose address is 12475 Pterillo Drive, Highland, MD 20777, was on November 8, 2024 appointed Personal Representative of the estate of Richard John Evers who died on September 19, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 8th 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.

STEPHANIE M GONZALES
Personal Representative

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

Estate No. 135331

148982 (2-20,2-27,3-6)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAN O AFARI

Notice is given that Audrey Afari, whose address is 10722 Willow Oaks Dr, Bowie, MD 20721-2757, was on February 10, 2025 appointed Personal Representative of the estate of Joan O Afari, who died on June 7, 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 10th 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.

AUDREY AFARI
Personal Representative

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

Estate No. 136275

148971 (2-20,2-27,3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES WILSON JR.

Notice is given that Ruby Clark Wilson, whose address is 4618 Dr. Beans Legacy Circle, Bowie, MD 20720, was on February 10, 2025 appointed Personal Representative of the estate of Charles Wilson Jr., who died on December 6, 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 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.

RUBY CLARK WILSON
Personal Representative

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

Estate No. 136034

148972 (2-20,2-27,3-6)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALVIN A BRATTON

Notice is given that Constance Edwards, whose address is 4483 Quail Hollow Rd, Orange Park, FL 32065-2669, was on February 13, 2025 appointed Personal Representative of the estate of Alvin A Bratton, who died on October 4, 2024 without a will.

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

CONSTANCE EDWARDS
Personal Representative

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

Estate No. 136208

149006 (2-27,3-6,3-13)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARION B EARLY

Notice is given that Kenda P Rodgers, whose address is 6767 McCormick Dr, Bryans Road, MD 20616-4275, was on January 2, 2025 appointed Personal Representative of the estate of Marion B Early who died on November 19, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd 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.

KENDA P RODGERS
Personal Representative

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

Estate No. 135758

148983 (2-20,2-27,3-6)

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