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: 3/25/2025.

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

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

 2005
 MAZDA
 MPV
 MD
 6GH4937
 JM3LW28J550534680

 2007
 CHRYSLER
 PT CRUISER
 MD
 A330646
 3A4FY58B17T557741

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

1999	CHEVROLET	EXPRESS			1GAHG39R6X1137569
1997	GMC	SAVANA			1GDJG31F1V1010912
2014	BMW	535I			WBA5B1C54ED481090
2004	TRAILER	TRAILER	ME	5031937	1SPPF48324S003642
1987	CHEVROLET	P30			1GBJP37WXH3327189
2008	PETERBILT	389	MD	981F37	1XPXD49X48D749865
2015	FREIGHTLINER	CASCADIA	MD	984F62	1FUGGLDV1FLGF4134
2004	TOYOTA	CAMRY	MD	E69332D	4T1BE32K64U831782

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

2008 FORD EDGE MD 2DN8893 2FMDK48C48BA45529

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

2006 MAZDA TRIBUTE MD 1DZ5792 4F2YZ94136KM31350

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

2013	FORD	E-150	VA	UAB8754	1FTNE1EW9DDA73294
1998	LEXUS	LS400			JT8BH28F7W0134209
2006	CHEVROLET	IMPALA	MD	3CW1435	2GIWB58K769358842
1992	LEXUX	SC300	VA	TKY9353	JT8JZ31C6N0001910
2005	MERCEDES-BENZ	Z 3DY7304	MD	3DY7304	WDBNG84J65A456717
2007	HONDA	ODYSSEY	VA	VHS6736	5FNRL38677B114601

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

2011	FORD	F-150	MD	9DG2287	1F1MF1CMXBKD84798
2002	CHEVROLET	ASTRO VAN	MD	5Z5637	1GCDM19X22B138304
2013	JEEP	PATRIOT			1C4NJRFB1DD227969
2006	CHEVROLET	TRAIL	MD	8DJ0121	1GNDT13S062255019
		BLAZER			
2008	NISSAN	SENTRA	MD	8GJ1807	3N1AB61E48L666873
2007	JEEP	COMMAN	DER		1J8HG48K57C685979

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

2018	TOYOTA	CAMRY	VA	UFS4007	4T1B61HK7JU123755
2019	JETTA	VOLKSWA	GEN		3VWC57BU5KM039042
2014	MASERATI	GHIBLI			ZAM57RTA6E1085417
2006	NISSAN	SENTRA	VA	M43779	3N1CB51D76L565656
2006	INFINITI	M35	MD	T0462764	JNKAY01F06M261662
2010	CADILLAC	DTS	MD	3EB2741	1G6KA5EY5AU124764
2015	JEEP	GRAND			1C4RJFBG3FC611648
		CHEROK	EΕ		

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

2012 DODGE 2013 TOYOTA		 2C3CDXHG6CH247457 2T1BU4EE6DC125413
2005 TOYOTA		ITKDE177450017105
2001 GMC	SAVANA	1GDHG31R611901619
149168		(3-13

PUBLIC NOTICE 30-DAY COMMENT PERIOD

PRINCE GEORGE'S COUNTY DRAFT COUNTY FISCAL YEAR (FY) 2026-2030 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Fiscal Year (FY) 2026 – 2030 Consolidated Plan for Housing and Community Development is now available for public comment for a period of 30 days. The public comment period will end on April 11, 2025. A copy of the Consolidated Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-6511.

Prince George's County is the recipient of funds under three federal entitlement programs covered by the Consolidated Plan, including the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grant (ESG) Program. As such, the Consolidated Plan for Housing and Community Development identifies federal, state and local resources expected to be available for the next five years and the institutional structure in which the Consolidated Plan will be implemented.

The Plan outlines measures to improve housing opportunities by creating and preserving affordable housing, increase economic development, prevent homelessness, reduce the hazards of lead-based paint, address the needs of public housing, present an anti-poverty strategy, invest in public services, and meet the needs of persons with special needs. Further, the Consolidated Plan estimates the amount of federal entitlement funds projected for proposed housing and community development activities in order to achieve the goals and carry out the objectives over a five-year period.

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

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: March 13, 2025

149159

LEGALS

PUBLIC NOTICE
30-DAY COMMENT PERIOD

PRINCE GEORGE'S COUNTY
DRAFT
COUNTY FISCAL YEAR 2026
ANNUAL ACTION PLAN
FOR

HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Fiscal Year (FY) 2026 Annual Action Plan (AAP) for Housing and Community Development is now available for public comment for a period of thirty (30) days. The public comment period will end on April 11, 2025. A copy of the Annual Action Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-6511.

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2026 to address priority needs and specific objectives identified in the FY 2026–2030 Consolidated Plan. The AAP also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

The FY 2026 AAP is based on the U.S. Department of Housing and Urban Development (HUD)'s Federal FY 2024 (County FY 2025) formula allocations with estimated entitlement allocations for each activity that may be proportionally adjusted to match the actual funding allocations upon notification from HUD. The estimated FY 2026 formula allocations for the County are: CDBG - \$5,291,711 plus \$533,109 in Program Income; HOME - \$2,187,892.87 plus \$997,197 in Program Income; and ESG - \$465,086 plus \$465,086 in Matching Funds.

Proposed CDBG – funded projects:

•	CDBG Program Income Activities	\$ 533,109.00
•	Affordable Housing	\$2,177,417.00
•	Economic Development	\$ 275,000.00
	Planning & Administration	\$1,140,649.00
•	Public Facilities & Infrastructure	\$1,639,732.00
•	Public Services	\$ 842,025.00
To	otal:	\$5,838,096.00

Proposed HOME-funded projects:

HOME Program Income Activities	\$ 997,197.00			
Homebuyer Activities	\$ 0.00			
Multi-Family Rental Housing				
Construction & Rehabilitation Program	s1,640,920.87			
 CHDO Set-Aside Activities 	\$ 328,183.00			
 CHDO Operating Assistance 	\$ 0.00			
 HOME Administration 	<u>\$ 218,789.00</u>			
Total: \$3.185.089.8				

Proposed ESG – funded projects:

Emergency Shelter	\$ 236,590.00
Street Outreach	\$ 39,211.00
Homeless Management	
Information System	\$ 21,290.00
Rapid Re-housing	\$ 89,000.00
 Homelessness Prevention 	\$ 78,995.00
 ESG Administration 	\$ 0.00
ESG Match	<u>\$ 465,086.00</u>
Total:	\$ 930 172 00

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

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

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

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: March 13, 2025

<u>149161</u> (3-13)

LEGALS

PUBLIC NOTICE
30-DAY COMMENT PERIOD

PRINCE GEORGE'S COUNTY DRAFT COUNTY FISCAL YEAR (FY) 2026-2030 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR HOUSING AND COMMUNITY DEVELOPMENT

The Prince George's County Draft Fiscal Year (FY) 2026 – 2030 Analysis of Impediments to Fair Housing Choice (AI) for Housing and Community Development is now available for public comment for a period of 30 days . The public comment period will end on April 11, 2025. A copy of the Consolidated Plan is available at the Department of Housing and Community Development ("DHCD") at 9200 Basil Court, Suite 306, Largo, Maryland 20774,

the County's website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-6511.

The Analysis of Impediments, submitted every five years, as required by the U.S. Department of Housing and Urban Development (HUD), ensures that entitlement jurisdictions, such as the County and City of Bowie, affirmatively further fair housing in its use of Community Development Block Grant (CDBG) Program, HOME Program Investments (HOME) Program, and Emergency Solutions Grants (ESG) Program funds.

Units of local government that receive HUD funds are also required to comply with the Fair Housing Act of 1968 which protects citizens from discrimination due to race, color, religion, sex, familial status, or national origin. As such, the County and City of Bowie have evaluated population, household, income and housing characteristics by protected classes; evaluated public and private sector policies that impact fair housing choice; identified blatant or de facto impediments to the fair housing choice, where any may have existed; and recommended specific strategies to overcome the effects of any identified impediments.

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

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

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

(3-13)

By Authority of: Aspasia Xypolia, Director Prince George's County Department of Housing and Community Development 9200 Basil Court, Suite 306 Largo, Maryland 20774 Date: March 13, 2025

(3-13)

149157

LEGALS

AVISO PÚBLICO PERIODO DE 30 DÍAS PARA HACER COMENTARIOS

> CONDADO DE PRINCE GEORGE PROYECTO DEL PLAN DE ACCIÓN ANUAL PARA EL AÑO FISCAL 2026 PARA

EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO COMUNITARIO

El Proyecto del Plan de Acción Anual (AAP, en inglés) para año fiscal 2026 del condado de Prince George para el Departamento de Vivienda y Desarrollo Comunitario se somete a la opinión pública por un periodo de treinta (30) días. El periodo para hacer comentarios públicos finalizará el 11 de abril de 2025. Puede obtenerse una copia del Plan de Acción Anual en el Departamento de Vivienda y Desarrollo Comunitario (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, o bien, solicitarse por correo comunicándose con el DHCD llamando al teléfono 301-883-6511.

El Plan de Acción Anual para el Departamento de Vivienda y Desarrollo Comunitario es una estrategia integral que describe las acciones, actividades y programas que se llevarán a cabo durante el año fiscal 2026 para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan Consolidado del año fiscal 2026–2030. El AAP también sirve como una solicitud para los siguientes fondos federales de derechos: el Programa de Subsidio en Bloque para el Desarrollo Comunitario (CDBG, en inglés), el Programa de Asociaciones para Inversión en Vivienda (HOME, en inglés) y el Programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés).

El AAP del año fiscal 2026 se origina a partir de las asignaciones de la fórmula del año fiscal 2024 federal (año fiscal 2025 del condado) del Departamento de Vivienda y Desarrollo Urbano (HUD, en inglés) de Estados Unidos con asignaciones estimadas de derechos para cada actividad que pueden ajustarse proporcionalmente para coincidir con las asignaciones de fondos reales tras la notificación del HUD. Las asignaciones estimadas según la fórmula del año fiscal 2026 para el condado son las siguientes: CDBG, \$5,291,711 más \$533,109 en ingresos del programa; HOME, \$2,187,892.87 más \$997,197 en ingresos del programa y ESG, \$465,086 más \$465,086 en fondos de contrapartida.

Proyectos propuestos financiados por el CDBG:

, , ,	1
Actividades de ingresos	del \$ 533,109.00
programa CDBG	
 Vivienda asequible 	\$2,177,417.00
 Desarrollo económico 	\$ 275,000.00
 Planificación y administr 	cación \$1,140,649.00
 Instalaciones e infraestru 	ctura públicas \$1,639,732.00
 Servicios públicos 	\$ 842,025.00
Total:	\$5,838,096.00

Proyectos propuestos financiados por HOME:

-			
•	Actividades de ingresos del programa HOME	\$	997,197.00
•	Actividades para compradores de	\$	0.00
_	vivienda		
•	Programa de construcción y rehabilitación de viviendas		
	multifamiliares de alquiler	\$1	1,640,920.87
•	Actividades de reserva de	\$	328,183.00
	Organizaciones de Desarrollo		
	de Vivienda Comunitaria		
	(CHDO, en inglés)		
•	Ayuda operativa de CHDO	\$	0.00
•	Administración de HOME	\$	218,789.00
To	otal:	\$3	3,185,089.87

Proyectos propuestos financiados por ESG:

Refugio de emergencia	\$ 236,590.00
Alcance en la calle	\$ 39,211.00
 Sistema de Información para 	
la Gestión de Personas sin Hogar	\$ 21,290.00
Realojamiento rápido	\$ 89,000.00
 Prevención de la falta de vivienda 	\$ 78,995.00
 Administración de ESG 	\$ 0.00
Contrapartida de ESG	\$ 465,086.00
Total:	\$ 930,172.00

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, ubicado en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant: SEGrant@co.pg.md.us.

Si desea obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al 301-883-6511, o mediante el dispositivo de telecomunicaciones para personas sordas (TDD, en inglés) al 301-883-5428.

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

Autorizado por: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 13 de marzo de 2025

149162 (3-13)

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Call 301-627-0900 or

Email:

bboice@pgpost.com

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF JAMES W. SMITH, JR

Notice is given that Jimmy D. Smith, whose address is 16904 Aspen Leaf Court, Bowie, MD 20716-3680, was on January 21, 2025 appointed Personal Representative of the estate of James W. Smith, Jr who died on December 24, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 21st day of July, 2025.

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

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

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

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

JIMMY D. SMITH Personal Representative

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

Estate No. 136024 (3-13,3-20,3-27) <u>149131</u>

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF OKENWA R NWOSU

NOTICE TO UNKNOWN HEIRS

Notice is given that Marcia Nwosu, whose address is 16505 Kilby Ct, Upper Marlboro, MD 20774, was on December 12, 2024 appointed Personal Representative of the estate of Okenwa R Nwosu who died on November 21, 2024 with a will.

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

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

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

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

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

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

MARCIA NWOSU Personal Representative

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

Estate No. 135712 149132 (3-13,3-20,3-27)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THEO W HODGE SR.

Notice is given that Elizabeth T Hodge, whose address is 9531 Knight Court, Upper Marlboro, MD 20772, was on March 4, 2025 ap-pointed Personal Representative of the estate of Theo W Hodge Sr. who died on February 8, 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 4th day of September, 2025.

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

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

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

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

ELIZABETH T HODGE Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR P.O. Box 1729

UPPER MARLBORO, MD 20773-1729 Estate No. 136535 149133 (3-13,3-20,3-27)

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF TRACY WYNN SIMPSON SR.

Notice is given that Tracey Simp son, whose address is 300 Yorknolls Drive, Capitol Heights, MD 20743, was on February 27, 2025 appointed Personal Representative of the estate of Tracy Wynn Simpson Sr. who died on November 18, 2024 with a

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of 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 date: 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 mav be obtained from the Register of Wills.

TRACEY SIMPSON Personal Representative

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

Estate No. 136485 149134 (3-13,3-20,3-27)

LEGALS

AVISO PÚBLICO

PERIODO DE 30 DÍAS PARA HACER COMENTARIOS

CONDADO DE PRINCE GEORGE BORRADOR

AÑO FISCAL DEL CONDADO 2026-2030

ANÁLISIS DE LOS OBSTÁCULOS PARA LA ELECCIÓN DE

UNA VIVIENDA JUSTA

PARA EL DESARROLLO COMUNITARIO Y DE VIVIENDAS

El borrador del análisis de los obstáculos para la elección de una vivienda justa (AI, en inglés) para Vivienda y Desarrollo Comunitario del Condado

de Prince George para el Año Fiscal (FY, en inglés) 2026-2030 está disponible

para comentarios públicos por un período de 30 días1, hasta el 11 de abril

de 2025. Una copia del Plan Consolidado está disponible en el Departamento

de Vivienda y Desarrollo Comunitario (DHCD, en inglés) en 9200 Basil

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/

o se puede solicitar por correo a través del número de teléfono 301-883-6511.

El análisis de obstáculos, que se presenta cada cinco años, según lo exige el Departamento de Vivienda y Desarrollo Urbano de EE. UU. (HUD, en in-

glés), garantiza que las jurisdicciones de derecho, como el condado y la ciu-

dad de Bowie, promuevan activamente la vivienda justa mediante el uso de

los fondos del Programa de Subvenciones en Bloque para el Desarrollo Co-

munitario (CDBG, en inglés), del Programa de Inversiones HOME y del Pro-

Las entidades del gobierno locales que reciben fondos de HUD también

deben cumplir con la Ley de Vivienda Justa de 1968, que protege a los ciu-

dadanos de la discriminación por motivos de raza, color, religión, sexo, es-

tado familiar u origen nacional. En este sentido, el Condado y la Ciudad de

Bowie han evaluado las características de la población, los hogares, los in-

gresos y la vivienda según las clases protegidas; evaluado las políticas del

sector público y privado que impactan la elección de vivienda justa; identi-

ficado los impedimentos manifiestos o de facto a la elección de vivienda

justa, donde los haya; y recomendado estrategias específicas para superar

Los comentarios por escrito se pueden enviar al Departamento de Vivienda

y Desarrollo Comunitario del condado de Prince George, División de Plan-

ificación y Desarrollo Comunitario en 9200 Basil Court, Suite 306, Largo,

Maryland, 20774, o por correo electrónico a Shirley Grant:

Si desea obtener más información, comuníquese con la División de Planifi-

cación y Desarrollo Comunitario (CPD, en inglés) al 301-883-6511, o medi-

ante el dispositivo de telecomunicaciones para personas sordas (TDD, en

El condado de Prince George promueve activamente la igualdad de oportu-

nidades y no discrimina por motivos de raza, color, género, religión, origen

étnico o nacionalidad, discapacidad o situación familiar en la admisión o el

los efectos de cualquier obstáculo identificado.

acceso a beneficios en programas o actividades.

Departamento de Vivienda y Desarrollo Comunitario

SEGrant@co.pg.md.us.

inglés) al 301-883-5428.

Autorizado por:

Aspasia Xypolia, directora

Condado de Prince George

9200 Basil Court, Suite 306

Fecha: 13 de marzo de 2025

Largo, Maryland 20774

grama de Subvenciones para Soluciones de Emergencia (ESG, en inglés).

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF SELMA FRIEDMAN KUMIN

Notice is given that Kevin Mulshine, whose address is 3620 Kanawha St NW, Washington, DC 20015-1710, was on February 28, 2025 appointed Personal Representative Kumin who died on January 5, 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 28th day of August, 2025

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

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

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

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

KEVIN MULSHINE Personal Representative

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

Estate No. 136507 149135 (3-13,3-20,3-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ESTHER BROWN

Notice is given that Kalvin Brown, whose address is 1526 3rd Street, Glenarden, MD 20706, and Susan Jackson, whose address is 7710 Colburn Drive, Spotsylvania, VA 22551, were on March 3, 2025 appointed Co-Personal Representatives of the estate of Esther Brown, who died on November 5, 2024 without a will.

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

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

KALVIN BROWN SUSAN JACKSON Co-Personal Representatives

REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

> Estate No. 136205 (3-13,3-20,3-27)

LEGALS

AVISO PÚBLICO PERIODO DE 30 DÍAS PARA HACER COMENTARIOS

149145

CONDADO DE PRINCE GEORGE BORRADOR PLAN CONSOLIDADO DEL AÑO FISCAL 2026-2030 **DEL CONDADO**

EL DEPARTAMENTO DE VIVIENDA Y DESARROLLO **COMUNITARIO**

El Borrador del Año Fiscal (FY, en inglés) 2026–2030 del Plan Consolidado de Vivienda y Desarrollo Comunitario del Condado de Prince George ahora está disponible para comentarios públicos por un período de 30 días. El periodo para hacer comentarios públicos finalizará el 11 de abril de 2025. Una copia del Plan Consolidado está disponible en el Departamento de Vivienda esarrollo Comunitario ("DHCE en 9200 Basil Maryland 20774, en el sitio web del Condado:

www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/ o puede solicitarla por correo comunicándose con el DHCD al 301-883-6511.

El condado de Prince George recibe fondos de tres programas federales de subsidios incluidos en el Plan Consolidado: el Programa de Subvenciones en Bloque para el Desarrollo Comunitario (CDBG, en inglés), el Programa de Asociaciones de Inversión en Vivienda "HOME" y el Programa de Subvenciones para Soluciones de Emergencia (ESG, en inglés). Como tal, este plan identifica los recursos federales, estatales y locales que se espera que estén disponibles en los próximos cinco años y la estructura institucional en la que se implementará el Plan Consolidado.

El Plan establece medidas para mejorar las oportunidades de vivienda mediante la creación y conservación de viviendas asequibles, el impulso del desarrollo económico, la prevención de la falta de vivienda, la reducción de riesgos por pintura con plomo, la atención a la vivienda pública, la implementación de una estrategia contra la pobreza, la inversión en servicios públicos y la asistencia a personas con necesidades especiales. Además, estima los fondos federales disponibles para actividades de vivienda y desarrollo comunitario en un período de cinco años.

Los comentarios por escrito se pueden enviar al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Comunitario, en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant: SEGrant@co.pg.md.us.

Si desea obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al 301-883-6511 o, mediante el dispositivo de telecomunicaciones para personas sordas (TDD, en inglés) al 301-883-5428.

El Condado de Prince George promueve la igualdad de oportunidades y no discrimina por raza, color, género, religión, origen étnico o nacional, discapacidad o estado familiar en el acceso a beneficios, programas o activi-

Autorizado por: Aspasia Xypolia, directora Condado de Prince George Departamento de Vivienda y Desarrollo Comunitario 9200 Basil Court, Suite 306 Largo, Maryland 20774 Fecha: 13 de marzo de 2025

149160 (3-13)

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: 3/26/2025

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

2007 CHEVROLET	COLORADO VA	UHJ6415 1GCDT13EX78230629
2008 CEHVROLET	EXPRESS MD	0133CL 1GCFG15X381215511
2014 MAZDA	6 MD	8DN2724 JM1GJ1V62E1127543
2004 CHEVROLET	IMPALA	2G1WF52E049454204
2016 NISSAN	ALTIMA MD	4FL7409 1N4AL3AP2GC185952
2013 INFINITE	JX35 MD	1EG4444 5N1AL0MM4DC305378
2004 ACURA	TSX MD	9EF7025 JH4CL96964C034669
2008 NISSAN	MAXIMA MD	6CK2788 1N4BA41E88C828482
2015 HYUNDAI	ELANTRA MD	3FH3851 KMHDH4AE0FU343982
2014 BMW	428I MD	9FA8702 WBA3N9C51EF720760
2020 HYUNDAI	ELANTRA MD	6EY7811 KMHD84LF6LU079944
2008 FORD.	EXPDITION MD	8FM4612 1FMFU16538LA69469

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

2005 FORD ESCAPE VA TPT4681 1FMYU95HX5KC53246

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

1999 FORD MOTORHOME VA TXW5120 3FCNF53S3XJA04552 149167 (3-13)

> **Town of Colmar Manor Request for Proposals**

The Town of Colmar Manor is accepting sealed bids from qualified comthe Town offices at 3701 Lawrence St, Colmar Manor, MD 20722 and on the town website Https://www.colmarmanor.org. If you have questions, you can call the town hall at 301-277-4920. A pre-bid meeting will take place on March 31, 2025 at 10 a.m. Bids must be received by April 7, 2025 at 10 a.m.

149154

Street Improvement Project Bid 2025-001

panies to perform asphalt work within the corporate limits of the Town of Colmar Manor. Complete bid specifications can be obtained by contacting to be considered. EOE.

ADVERTISE! in The Prince George's Post Call Today 301-627-0900

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

3306 HUNTLEY SQUARE DRIVE UNIT T1 TEMPLE HILLS, MD 20748

By authority contained in a Deed of Trust dated June 30, 2022 and recorded in Liber 47921, Folio 559, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$108,800.00, and an interest rate of 7.990%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

APRIL 1, 2025 AT 11:30AM

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

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

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

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

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

<u>149102</u> (3-13,3-20,3-27)

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

<u>148988</u> (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

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 sitsl. 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

> > (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

1015 CONSIDERATION LANE HYATTSVILLE A/K/A LANDOVER, MD 20785

By authority contained in a Deed of Trust dated May 20, 2014 and recorded in Liber 36069, Folio 270, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$304,018.00, 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

APRIL 1, 2025 AT 11:30AM

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

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

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

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

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

149103 (3-13,3-20,3-27)

The Prince George's Post

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

149013

IT PAYS TO ADVERTISE!

Call Brenda Boice at

301-627-0900

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 mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

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

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

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

Date: 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 l. 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

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

72 (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.

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

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

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

<u>149073</u> (3-6,3-13,3-20)

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

LEGALS

ORDER OF PUBLICATION
COLUMBIA LIENS LLC

Plaintiff,

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,

.

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

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 interpret

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

Plaintiff, 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 SQARE 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 re-deem 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 2-12(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 ABI-LENE PL

AND

erty.

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 prop-

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 Fl 028, and assessed to Parker Robert J. 09 0889832, 009004 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:

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

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)

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)

OFFICE OF THE CITY COUNCIL



City of Seat Pleasant

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.

Notice of Annexation Resolution and Annexation Plan.

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

The public hearing on the Resolution shall be held March 31, 2025, via Zoom Video

https://us02web.zoom.us/j/81647427999?pwd=v4bxVKsB6qS6RXkX TGNJCIOzTIIv4n.1

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

149078

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

STATE SOIL CONSERVATION COMMITTEE (SSCC)

Prince George's SOIL CONSERVATION DISTRICT (SCD) SUPERVISOR **TO BE APPOINTED**

Prince George's SCD is seeking individuals with knowledge and sincere interest in proper land use and conservation of natural resources to be considered for an at-large appointment to its Board of Supervisors. Supervisors must reside within the county boundary associated with the SCD and are expected to attend monthly meetings of the Board. The appointment will be for a term to expire on April 15, 2030 and will fill the expired term of James Parreco. All appointments to the Board of Supervisors are made by the Maryland SSCC. More information (including Facts Supervisors Should Know) and the application form can be downloaded at the website below:

https://mda.maryland.gov/about_mda/Pages/md-soil-conservation-

Application forms may also be picked up at the Prince George's County Soil Conservation District Office located at 5301 Marlboro Race Track Road, Suite 100, Upper Marlboro, MD 20772.

Completed forms may be sent by email to loretta.collins@maryland.gov OR by regular mail to the address below: State Soil Conservation Committee, Department of Agriculture, 50 Harry S. Truman Parkway, Room 306, Annapolis, Maryland 21401. For best consideration forms should be received by April 9, 2025.

(3-13,3-20,3-27) 149151

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

<u>YEAR</u>	<u>MAKE</u>	MODEL	<u>VIN</u>
2010	N. 1	1.0	D (1D) 1001 A 1007 (70
2010	Mazda	Mazda3	JM1BL1SG4A1227672
2014	Nissan	Rogue	5N1AT2MT3EC799902
2009	Volkswagen	Jetta	3VWJZ71K89M027067
2015	Toyota	Corolla	2T1BURHE4FC290520
2021	Toyota	Rav4	2T3F1RFV0MC159702
2015	Nissan	Altima	1N4AL3AP5FC123301
2007	Nissan	Altima	1N4AL21EX7N424984
2006	Jaguar	S-Type	SAJWA01A96FN67443
2006	Nissan	Altima	1N4AL11D26C239727

Grand Am

2001

149153

Pontiac

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CHARLES LEWIS SR**

Notice is given that Karla V Lewis, whose address is 14610 Hawley Ln, Upper Marlboro, MD 20774-8880, was on February 28, 2025 appointed Personal Representative of the estate of Charles Lewis Sr, who died on December 25, 2024 without a will.

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

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

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

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

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

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

> KARLA V LEWIS Personal Representative

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

149141

Estate No. 136497

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

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MARCH 25, 2025

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

DELIVERY PERMIT

1. t/a Village Pump Liquors, Jayashriben Patel, President, Class A, Beer, Wine and Liquor, Nilkanth Varni, Inc., 4901 Greenbelt Road, College Park, 20740. Request for a Delivery Permit. -Represented by Linda Carter, Es-

TRANSFER OF LOCATION

Dilsa Gumercinda Rosales Moscoso, President for a Class $\mathrm{D}(R)$, Beer and Wine for the use of El Tarro Bar & Grill, Inc., t/a El Rancherito, 6408 Kenilworth Avenue, Riverdale, 20737 transfer from El Rodeo Bar Restaurant, LLC, t/a El Rodeo Restaurant, 6258 Kenilworth Avenue, Riverdale Park, 20737, Martha Moscoso, Managing-Member.

TRANSFER

Charanjit Singh, Member-Manager, for a Class A, Beer, Wine, and Liquor for the use of Charlie's One, LLC, t/a Charlie's Liquors, 5711 Silver Hill Road, District Heights, 20747 transfer from Charlie's One, LLC, t/a Charlie's Liquors, Beer & Wine, 5711 Silver Hill Road, District Heights, 20747, Surjit Ram, Member-Manager.

Yong Na Wu, Managing Member/Authorized Person, for a Class B(BLX), Beer, Wine and Liquor for the use of Grace's Steak and Seafood, LLC, t/a Grace's, 10531 Martin Luther King Highway, Bowie, 20720 transfer from Grace's Steak and Seafood, LLC, t/a Grace's, 10531 Martin Luther King Highway #300, Bowie, 20720, Li Ni Tang.

Najnin Akhter Priya, Managing Member, for a Class B(R), Beer, Wine and Liquor for the use of MD Convenience & Restaurant, LLC, t/a Best Fried Chicken, Crab & Seafood, 3330 Naylor Road, Temple Hills, 20748 transfer from Hong Ventures, LLC, t/a Crab Café, 3330 Naylor Road, Temple Hills, 20748, Yong Ja Hong, Member-Manager.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, March 25, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC's website at http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board's Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director

February 21, 2025 149155

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF WINIFRED V SMITH

Notice is given that Derrick Smith, whose address is 6706 Belfast Pl, Fort Washington, MD 20744-3209, was on February 26, 2025 appointed Personal Representative of the estate of Winifred V Smith, who died on September 25, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of August, 2025.

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

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

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

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

DERRICK 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. 136415

149142 (3-13,3-20,3-27)

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

> **BOARD OF LICENSE** COMMISSIONERS

NOTICE OF

PUBLIC HEARING

Applications for the following al-coholic beverage licenses will be ac-cepted by the Board of License Commissioners for Prince George's County on March 27, 2025, will be heard on May 27, 2025. Those li-

Class B, Beer and Wine - 17 BW 46, 17 BW 47, 17 BW 48

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

A virtual hearing will be held via Zoom on Wednesday, April 9, 2025, at 7:00 p.m. If you would like to attend the link to the virtual 1. tend, the link to the virtual hearing will be available one week prior on BOLC's website http://bolc.mypgc.us or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest: Terence Sheppard Director March 7, 2025

(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 I. 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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALICE FAYE MCCLARIN

Notice is given that HARRY B MCCLARIN, whose address is 156 Orbit Rd, Goldsboro, NC 27534-8286, was on February 26, 2025 appointed Personal Representative of the estate of ALICE FAYE MCCLARIN, who died on October 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of August, 2025.

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

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

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

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

> HARRY B MCCLARIN Personal Representative

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

Estate No. 136459 149143 (3-13,3-20,3-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF

Notice is given that Assata Cowart, whose address is 807 Wind Ridge Dr, Stafford, VA 22554-4772, was on March 3, 2025 appointed Personal Representative of the es-tate of Natalie L Yeager, who died on December 19, 2024 without a will.

Wills on or before the 3rd day of September, 2025.

Any person having a claim against the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the under-

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

A claim not presented or filed on or before that date, or any extension

ASSATA COWART

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County P.O. Box 1729

Estate No. 136500

149144 (3-13,3-20,3-27)

LEGALS

ORDER OF PUBLICATION

& POSTING

JARA WHITE

Plaintiff,

GITSADAGOIN JOHNSON, et al., In the Circuit Court for Prince George's County, Maryland

Case Number: C-16-CV-24-002832 This is a claim for personal injuries arising from an automobile accident occurring on July 12, 2022, between Plaintiff, Jara White and Defen-dants, Gitsadagoin Johnson and State Farm. On July 12, 2022, Plaintiff was operating her vehicle in a reasonable manner, when Defen-dant Gitsadaoin Johnson collided with the driver's side of the Plain-tiff's vehicle. The Plaintiff has attempted to serve Defendant Johnson on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative meth-

On October 3rd, 2024, the Plain-tiff's Motion for Alternative Service was **GRANTED**, and it was further ordered that service will be effectuates by posting and by publication in a local newspaper. On November 20, 2024, a line with the court was also filed to effectuate service.

On February 28th, 2025 the Plaintiff's Order for Publication in the Prince George's Post was GRANTED; and it was further ordered that the Clerk of Court shall post this Notice and/or the Summons in the Prince George's Post, made out to Defendant Gitsadagoin Johnson at his last known address of

Jonnson at his last known address of 10907 Hollaway Drive, Upper Marl-boro, Maryland 20772 on this 28th Day of February, 2025. FURTHERMORE, on October 3rd, 2024, the Plaintiff's Order for Post-ing the Sumpose at the Prince ing the Summons at the Prince George's County Courthouse was GRANTED; and it was further or-dered that the Sheriff shall post this Notice and/or the Summons at the Courthouse made out to Defendant Gitsadagoin Johnson at his last known address of 10907 Holloway Drive, Upper Marlboro, Maryland 20772 by the 28th Day of March,

WHEREFORE, for the foregoing reasons, it is this 28th day of February, 2025, by the Circuit Court of Prince George's County, Maryland that this Notice has been posted in the Prince George's Post and posted at the Prince George's County Circuit Court for three consecutive weeks and mailed the Notice to the Defendant's last known address. Defendants have thirty days from the last date of posting to respond or a default judgement may be en-

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

True Copy—Test: Mahasin Él Amin, Clerk (3-13,3-20,3-27) 149106

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MICHAEL JOSEPH KELLER

Notice is given that Steven Keller, whose address is 5805 Whipoorwill Dr, Deale, MD 20751-9734, was on December 11, 2024 appointed Personal Representative of the estate of Michael Joseph Keller, who died on August 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 pro-bate 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:

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

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

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

STEVEN KELLER Personal Representative

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

149137

Estate No. 135632 (3-13,3-20,3-27)

PRINCE GEORGE'S COUNTY, MARYLAND IN THE MATTER OF THE

IN THE CIRCUIT COURT FOR

PETITION FOR ADOPTION OF A PERSON Adoption No. C-16-FM-24-009300

TABITHA MCKINLEY, Biological Mother: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Maryland: Adoption No. C-16-FM-24-009300. All persons who believe themselves to be the parent of a male child born on August 18, 2014, in Allegany County, Maryland, to TABITHA NADEAN MCKINLEY, birth date September 27, 1994, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and

agreed to the permanent loss of your parental rights to this child.

telephone number: 301-952-5206. If

you do not file a written objection by <u>30 days</u> from the date this notice

appears in a <u>Prince George's</u> <u>County Newspaper</u>, you will have

149152 (3-13,3-20,3-27)

(3-13)

1G2NF52T11M500224

(3-13,3-20)

149039

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

NATALIE L YEAGER

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

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

signed, on or before the earlier of the following dates:

(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.

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

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

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

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

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

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

MICHAEL ADAMS Personal Representative

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

Estate No. 135616

149005

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

LEGALS

Gary S. Tosadori Peter Angelos Law, P.C. 100 N. Charles St., 22nd fl Baltimore, MD 21201 410-649-2000

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)

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 Any person having a claim against

the decedent must present the claim to the undersigned personal repre-sentative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the

(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 Upper Marlboro, MD 20773-1729

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

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES H. SAMPSON

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on February 24, 2025 appointed personal representative of the small estate of Cherles H. Corresponding tate of Charles H. Sampson who died on July 10, 2023 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

THOMAS J. KOKOLIS, ESQUIRE Personal Representative

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

Estate No. 129992 <u>149108</u> (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 Mil-dred D Goree who died on July 26,

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

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

(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 Upper Marlboro, MD 20773-1729 Estate No. 135561

148996 (2-27,3-6,3-13)

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 UPPER MARLBORO, MD 20773-1729

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

LEGALS

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

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 Upper Marlboro, MD 20773-1729

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

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 MARSHA SELMAR AKA MARSHA LYNN COLEMAN

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

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

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

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

LISA NICOLE SELMAR Personal Representative

CERETA A. LEE

149058

UPPER MARLBORO, MD 20773-1729 Estate No. 136439

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729

Teresa M. Cooney, Esq. 2500 Wallington Way, Suite 102 Marriottsville, MD 21104 410-442-1088 NOTICE OF APPOINTMENT

Borsoni & Cooney, LLC

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.

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

Further information can be ob-

tained by reviewing the estate file in

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 under-signed, on or before the earlier of

the following dates: (1) Six months from the date of the decedent's death, except if the 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 UPPER MARLBORO, MD 20773-1729

(3-6,3-13,3-20) 149059

Estate No. 135933

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 ob-

tained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney. All persons having any objection to the appointment (or to the 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of

the following dates: (1) Six months from the date of the

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

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

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

149061

Estate No. 136307 (3-6,3-13,3-20)

ORDER OF PUBLICATION BY POSTING

OKE VS.

149054

LEGALS

FAFOYEKU

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

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 ad-

dress is: 3916 Elite Street, Bowie MD

ORDERED, ON THIS 20th day of

February, 2025, by the Circuit Court

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 fol-

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 days prior to the response date in said order; and it is further;

ORDERED, THAT THE PLAIN-TIFF, EMILOLA OKE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DE-FENSE ON OR BEFORE THE 22nd DAY OF APRIL, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DE-FAULT.

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

True Copy—Test: Mahasin El Amin, Clerk (2-27,3-6,3-13)

The Prince George's Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George's County Since 1932

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

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

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

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

SONIA NEBLETT Personal Representative

Cereta A. Lee REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

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

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

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

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

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

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

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)

LEGALS

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 represen-tative or the attorney.

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

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

149062

LEGALS

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

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS 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 est, 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

(3-6,3-13,3-20) 149063

NOTICE OF APPOINTMENT **NOTICE TO CREDITORS**

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

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

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

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

HARRY NELSON MATCHETT JR Personal Representative

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

TO ALL PERSONS INTERESTED

IN THE ESTATE OF BENJAMIN STANLEY BISCOE

Notice is given that Denise Will-

ingham, whose address is 3729 Community Dr, District Heights, MD 20747-2998, was on February

18, 2025 appointed Personal Repre-

sentative of the estate of Benjamin Stanley Biscoe, who died on No-

Further information can be ob-

tained by reviewing the estate file in the office of the Register of Wills or

contacting the personal represen-

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

Any person having a claim against

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

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

(1) Six months from the date of the

(2) Two months after the personal representative mails or otherwise

delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the

creditor presents the claims within two months from the mailing or

A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

DENISE WILLINGHAM

Personal Representative

CERETA A. LEE

other delivery of the notice.

vember 10, 2024 without a will.

tative or the attorney.

August, 2025.

the following dates:

decedent's death; or

Estate No. 135745

(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 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

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

148998

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT ROLAND BLACK

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.

bate of the decedent's will) shall file their objections with the Register of Wills on or before the 9th day of May, 2025.

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

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

A claim not presented or filed on or before that date, or any extension 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 UPPER MARLBORO, MD 20773-1729

Estate No. 135190

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

148999

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

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

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

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:

provided by law, is unenforceable

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)

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

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

of Wills with a copy to the under-signed on or before the earlier of the following dates: (1) Six months from the date of the

to the undersigned personal representative or file it with the Register

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 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

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of 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 under-

(1) Six months from the date of the

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

A claim not presented or filed on or before that date, or any extension

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

149003

Estate No. 136078

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

THE ORPHANS' COURT FOR PRINCE GEORGE'S COUNTY,

MARYLAND

Estate No. 136058

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: MANUEL RAMON RODRIGUEZ

NOTICE OF

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

This hearing may be transferred or postponed to a subsequent time. Further information may be ob-

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

149048

THE PRINCE GEORGE'S POST

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LEGALS

149064

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

signed, on or before the earlier of the following dates:

decedent's death; or two months from the mailing or other delivery of the notice.

provided by law, is unenforceable thereafter. Claim forms may be ob-tained from the Register of Wills.

KIM N PANKEY-CLARK Personal Representative

Upper Marlboro, MD 20773-1729

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

(2-27,3-6,3-13) 149004

Estate No.: 134742

JUDICIAL PROBATE To all Persons Interested in the

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

tained by reviewing the estate file in the Office of the Register of Wills.

PHONE: (301) 952-3250 (3-6,3-13)

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

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUTH B. ANTHONY

Notice is given that Jeffrey C. Anthony, whose address is 4100 North Charles Street, Suite 401, Baltimore, MD 21218, was on February 26, 2025 appointed personal representative the small estate of Ruth B. Anthony, who died on July 13, 2004 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

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.

> JEFFREY C. ANTHONY Personal Representative

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

149114

Estate No. 68468 (3-13)

SMALL ESTATE NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF CORNELL TOWNES

Notice is given that Gloria R Townes, whose address is 8602 Contee Rd, Laurel, MD 20708-1406, was on December 18, 2024 appointed personal representative of the small estate of Cornell Townes, who died on December 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 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.

GLORIA R TOWNES Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 135749

149123 (3-13)

Ashley N. Nelson-Raut Bress Raut Law, LLC 139 N. Main Street, Suite 100 Bel Air, MD 21014 410-740-3149

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CAROL ANNE WILLIAMS**

Notice is given that Donna M. Rowley, whose address is 4909 Quimby Ave, Beltsville, MD 20705, was on February 26, 2025 appointed Personal Representative of the estate of Carol Anne Williams who died on April 8, 2017 with a will.

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

All persons having any objection to the appointment (or to the pro-bate of the decedent's will) shall file their objections with the Register of Wills on or before the 26th day of August, 2025.

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

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

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

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

DONNA M. ROWLEY Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 134218

(3-13,3-20,3-27) <u>149129</u>

LEGALS

John R. Costello 528 E. Joppa Rd Towson, MD 21286 410-823-2922

NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ARTHUR P. GONSALVES

Notice is given that Theresa M. Ripley, whose address is 4502 Yates Rd, Beltsville, MD 20705-2629, was on February 27, 2025 appointed Personal Representative of the estate of Arthur P. Gonsalves who died on August 2, 2024 with a will.

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

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

THERESA M. RIPLEY Personal Representative

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

149130

Estate No. 134829 (3-13,3-20,3-27)

Pasadena, MD 21122 410-255-0373

Erica A. R. Redmond, Esq.

8562 Fort Smallwood Road

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF SYLVIA FERREIRA

Notice is given that Neeta Sampat, whose address is 12444 Rancho Vista Dr, Cerritos, CA 90703, was on November 13, 2024 appointed Personal Representative of the estate of Sylvia Ferreira, who died on June 14, 2024 without a will.

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

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

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

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

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

A claim not presented or filed on 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.

NEETA SAMPAT Personal Representative

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

Estate No. 135408

149136 (3-13,3-20,3-27)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF CHARLES LORENZO RADCLIFFE

Notice is given that Judith L Dawson, whose address is 10111 Dressage Dr, Upper Marlboro, MD 20772, was on February 28, 2025 appointed personal representative of the small estate of Charles Lorenzo Radcliffe who died on August 12, 2006 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 probate of Wills within the 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.

JUDITH L DAWSON Personal Representative

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

Estate No. 135747

(3-13)

Gwen-Marie Davis, Esq GDH Law, LLC 4200 Parliament Place, Suite 510

Lanham, MD 20706 301-769-6835

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Register for the Probate of Wills court of Delaware county, Pennsylvania ap-pointed Patrick Michael Donohue, whose address is 679 Ladywood Lane, Henderson, NV 89002, as the Personal Representative of the Estate of Linda Donohue who died on April 16, 2024 domiciled in Delaware County, Pennsylvania,

The Maryland resident agent for service of process is Gwen-Marie Davis, Esq., whose address is 4200 Parliament Place, Ste. 510, Lanham, MD 20706.

At the time of death, the decedent owned real or leasehold property in

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

ersonal representative mails or delaw will be barred.

Foreign Personal Representative

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

(3-13,3-20,3-27) 149147

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

Your Newspaper of Legal Record

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERTINO MICKEL SMITH

Notice is given that Julie Malinda Smith, whose address is 8405 Joan Place, Clinton, MD 20735, was on January 29, 2025 a pointed personal representative of the small estate of Robertino Mickel Smith, who died on December 23, 2024 without a

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 repre-sentative 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.

> JULIE MALINDA SMITH Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729 Estate No. 136105

149124

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF BARBARA J. CONWAY

Notice is given that Jasper P Conway, whose address is 6001 Fisher Road #309. Temple Hills, MD 20748. was on July 16, 2024 appointed personal representative of the small estate of Barbara J. Conway, who died on June 7, 2024 without a will.

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

All persons having any objection to the appointment 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

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

JASPER P CONWAY Personal Representative

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

UPPER MARLBORO, MD 20773-1729

Estate No. 134127

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

TO ALL PERSONS INTERESTED RENE' MONICA TALBERT

Notice is given that Rhonda M Talbert, whose address is 3815 Thornwood Road, New Carrollton, appointed personal representative of the small estate of Rene' Monica Talbert, who died on July 4, 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 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

> RHONDA M TALBERT Personal Representative

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

Estate No. 103846 <u>149126</u>

LEGALS

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

TO ALL PERSONS INTERESTED REGINALD WAYNE DOUGLAS

Notice is given that Tyran Douglas, whose address is 2478 S Lowell St, Arlington, VA 22206-2422, was sonal representative of the small estate of Reginald Wayne Douglas, who died on January 17, 2025 with-

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

> TYRAN DOUGLAS Personal Representative

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

149127

UPPER MARLBORO, MD 20773-1729 Estate No. 136352 the following Maryland counties: PRINCE GEORGE'S COUNTY

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

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

PATRICK MICHAEL DONOHUE

UPPER MARLBORO, MD 20773 Estate No. 136166

LEGALS

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

TO ALL PERSONS INTERESTED

FREDERICK LEVON WALK SR Notice is given that Katrina Davis, whose address is 3205 S. Pine Ave., Milwaukee, WI 53207, was on March 4, 2025 appointed personal representative of the small estate of Frederick Levon Walk Sr, who died on November 12, 2024 without a

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.

KATRINA DAVIS Personal Representative

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

Estate No. 136069

UPPER MARLBORO, MD 20773-1729

The Prince George's Post

(3-13)

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ORDER OF PUBLICATION **BY POSTING**

SUANY CARCAMO

BYRON LOPEZ

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-24-008017

ORDERED, ON THIS 6th day of March, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Byron Lopez is hereby notified that the Plaintiff, has filed a COMPLAINT FOR AB-SOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Six (6)-Month Separation and stating that the Defendant's last known address is: 7500 Epping Ave, Fort Washington, MD 20744, and there-

ORDERED, that the Plaintiff may serve process to the Defendant, Byron Lopez, in accordance with Maryland Rule 2-122(a)(2) as fol-

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 5th day of April, 2025, and it is further;

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

ORDERED, THAT THE DEFEN-DANT, BYRON LOPEZ, IS HEREBY WARNED THAT FAIL-URE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th DAY OF MAY, 2025, MAY RESULT IN THE CASE PROCEED-ING 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 149150 (3-13,3-20,3-27)

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 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 a. 120 Adams St. NW 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 e 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

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

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

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

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 P.O. Box 1729 Upper Marlboro, MD 20773-1729

(3-6,3-13)

PHONE: (301) 952-3250

149049

ORDER OF PUBLICATION COLUMBIA LIENS LLC

Plaintiff, vs.

DEMISSIE & FISCHA LLC Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2754 IVERSON ST, CONDO UNIT: 72, TEMPLE HILLS, MD 20748, Parcel No. 06-0509042,

ANY UNKNOWN OWNER OF THE PROPERTY 2754 IVERSON ST, CONDO UNIT: 72, TEMPLÉ HILLS, MD 20748, Parcel No. 06-0509042, 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-25-000971

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0509042 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 72 2,121.0000 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 6th day of May, 2025, and redeem the property with Parcel Identification Number 06-0509042 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

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

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

TO ALL PERSONS INTERESTED CLARETTA JACKSON NILES

Notice is given that Teresa Woodruff, whose address is 9001 Morrissett Ct, Clinton, MD 20735-3163, was on March 3, 2025 appointed personal representative of the small estate of Claretta Jackson Niles who died on February 27, 2017 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 repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

TERESA WOODRUFF Personal Representative

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

149110

149107

Estate No. 136332 (3-13)

FOREIGN PERSONAL REPRESENTATIVE

NOTICE IS GIVEN that the Probate court of Gilmer county, West Virginia appointed Jeffrey John Lynch, whose address is 2527 Gregorys Run Rd, Clarksburg, WV 26301, as the Executor of the Estate of Clarice Ellen Stilwell who died on July 26, 2024 domiciled in West Vir-

NOTICE TO CREDITORS OF

APPOINTMENT OF

The Maryland resident agent for service of process is Thomas F Royster, whose address is 8162 Arcadia Lane, Boonsboro, MD 21713.

At the time of death, the decedent owned real or leasehold property in the following Maryland counties: PRINCE GEORGE'S COUNTY

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

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

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

IEFFREY JOHN LYNCH Foreign Personal Representative

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

Estate No. 136444 (3-13,3-20,3-27)

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

P.O. Box 1729 Upper Marlboro, Maryland 20773 In The Estate Of: JOHN MINGO

> Estate No.: 133163 NOTICE OF

JUDICIAL PROBATE To all Persons Interested in the

above estate: You are hereby notified that a petition has been filed by Christina Taylor for judicial probate for the appointment of a personal represen-

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

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

REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 Upper Marlboro, MD 20773-1729 PHONE: (301) 952-3250

149146 (3-13,3-20)

Robert Y Clagett, Attorney 14804 Pratt Street, S. 201 Upper Marlboro, Maryland 20772 Tel 301-627-3325

NOTICE TO CREDITORS OF A SETTLOR OF A REVOCABLE TRUST

TO ALL PERSONS INTERESTED IN THE TRUST OF DOROTHY BAYNE YERKIE:

This is to give notice that Dorothy Bayne Yerkie died on or about July 7, 2024. Before the decedent's death, the decedent created a revocable trust for which Jacob Louis Yerkie is now a trustee. The trustee's address is 14134 Brandywine Road, Brandywine, Maryland 20613.

To have a claim satisfied from the property of this trust, a person who has a claim against the decedent must present the claim on or before the date that is six (6) months after the date of the first publication of this notice to the trustee at the address stated above. The claim must include the following information:

A verified written statement of the claim indicating its basis;

The name and address of the

If the claim is not yet due, the date on which it will become due; If the claim is contingent, the na-

ture of the contingency;

If the claim is secured, a description of the security; and

The specific amount claimed. Any claim not presented to the trustee on or before that date or any

extension provided by law is unen-Date of first publication: March 13,

JACOB LOUIS YERKIE

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

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF RENAE CAROL DUTKOWSKI

Notice is given that Denise Jackson, whose address is 6333 Bell Station Rd, Glenn Dale, MD 20769, was on December 16, 2024 appointed personal representative of the small estate of Renae Carol Dutkowski who died on November 13, 2024 with a

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

DENISE JACKSON Personal Representative

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

Estate No. 135737 149111

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF JOHN ROBERT LINDLEY

Notice is given that Jeffrey Lindley, whose address is 9658 Glendevy Ct, Vienna, VA 22181-6186, was on January 3, 2025 appointed personal representative of the small estate of John Robert Lindley who died on November 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the 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.

JEFFREY LINDLEY Personal Representative

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

Estate No. 135900

SMALL ESTATE NOTICE OF APPOINTMENT

NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROSALIE ANNE DAHLEN-HARTFIELD

Notice is given that Garth Maxwell Dahlen (son), whose ad-dress is 5086 Peaceful Pond Drive, Exmore, VA 23350, was on February 28, 2025 appointed personal representative of the small estate of Rosalie Anne Dahlen-Hartfield who died on August 11, 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 repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

GARTH MAXWELL DAHLEN (SON) Personal Representative

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

Estate No. 135480

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LEGALS

SMALL ESTATE

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED

Notice is given that Lashauntya

Moore, whose address is 8113 Mandan Ter, Greenbelt, MD 20770-2641

was on February 26, 2025 appointed

personal representative of the small estate of George C Smith Jr, who died on January 13, 2025 without a

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

by contacting the personal represen-

All persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of pub-

lication 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 Reg-

ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

(1) Six months from the date of the

tative or the attorney.

IN THE ESTATE OF

GEORGE C SMITH JR

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **CANDY FAYE SMITH**

Notice is given that Jaren Smith, whose address is 106 Cree Drive, Oxon Hill, MD 20745-1215, was on February 26, 2025 appointed personal representative of the small estate of Candy Faye Smith, who died on September 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.

JAREN 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. 135736

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.

LASHAUNTYA MOORE Personal Representative

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

Estate No. 136413

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

TO ALL PERSONS INTERESTED

EDWARD L MURPHY II Notice is given that Francis Dennis Murphy, whose address is 13405 Yorktown Dr. Bowie, MD 20715-1461, was on February 27, 2025 appointed personal representative of the small estate of Edward L Mur-

phy II, who died on February 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication

of this Notice. All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the 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.

FRANCIS DENNIS MURPHY Personal Representative

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

Estate No. 136475 149117 (3-13)

THIS COULD BE YOUR AD!

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LEGALS

LEGAL NOTICE CITY OF BOWIE, MD

Ordinance O-3-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024 and Ending June 30, 2025, As Embodied in Ordinance O-4-24, Amended by Ordinance O-7-24, and O-2-25 To Appropriate Funds for the Following Projects: \$214,500 for Water Main Replacement and \$40,100 to Fund the Replacement of a Public Works Vehicle

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

Alfred D. Lott

City Manager

(3-13)

149115

(3-13)149116

(3-13)

ORDER OF PUBLICATION

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

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 AMAĎOR 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 prop-

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 eorge'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 Él Amin, Clerk

LEGALS

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

ORDER OF PUBLICATION

GABRIEL HORCHLER

149085

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

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

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

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 NOR-MANDY 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

(3-6,3-13,3-20) 149088

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

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 MARL-BORO, 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,

ENRIQUE JARAMILLO Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4100 LAUREL RD, TEMPLE HILLS, MD 20748, Parcel No. 06-0434068,

ANY UNKNOWN OWNER OF THE PROPERTY 4100 LAUREL RD, TEMPLE HILLS, MD 20748, Parcel No. 06-0434068, 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-25-000944

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0434068 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

PT LT 39 EQ 3498 SF 3,498.0000 SQ FT HIDDEN VILLAGE BLK 2

plaintiff in this proceeding:

The Complaint states, among other things, that the amounts nec-essary 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 Identics. tification Number 06-0434068 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

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

True Copy—Test: Mahasin El Amin, Clerk

149093 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

ENRIQUE JARAMILLO Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4100 LAUREL RD, TEMPLE HILLS, MD 20748, Parcel No. 06-0434076,

ANY UNKNOWN OWNER OF THE PROPERTY 4100 LAUREL RD, TEMPLE HILLS, MD 20748, Parcel No. 06-0434076, 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-25-000945

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0434076 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 LT 39 EQ 35 533 SF 35,533.0000 SQ FT HIDDEN VILLAGÉ BLK 2

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 06-0434076 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

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

True Copy—Test: Mahasin El Amin, Clerk

149094 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

LEGALS

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 SO 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

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

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

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY $5615\,\mathrm{OLD}\,\mathrm{BRANCH}\,\mathrm{AVE},\mathrm{TEMPLE}$ 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 MID-DLETON 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 re-deem 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

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,

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 SO 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

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 MID-DLETON 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 re-deem 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

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

True Copy—Test: Mahasin El Amin, Clerk

(3-6,3-13,3-20) 149096

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

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 THORN-CREST 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,

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,

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.

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

Defendants.

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

SILVER HILL PARK 11,668.0000 SQ FT & IMPS

plaintiff in this proceeding:

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 re-deem 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

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)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

REIT MANAGEMENT LLC

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4440 LORD LOUDOUN CT, UNIT 14-9, UPPER MARLBORO, MD 20772, Parcel No. 03-0242305,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4440 LORD LOUDOUN CT, UNIT 14-9, UPPER MARLBORO, MD 20772, Parcel No. 03-0242305, 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-25-000869

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0242305 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:

PHASE 3 1,084.0000 SQ FT & IMPS LORDS LANDING VILL

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 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 28th day of April, 2025, and redeem the property with Parcel Identification Number 03-0242305 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

149021

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

F MARTINEZ INVESTMENTS LLC

Prince George's County, Maryland Occupant **Unknown Owners**

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11214 CHERRY HILL RD UNIT 205, BELTSVILLE, MD 20705, Parcel No. 01-0011353,

And

ANY UNKNOWN OWNER OF THE PROPERTY 11214 CHERRY HILL RD UNIT 205, BELTSVILLE, MD 20705, Parcel No. 01-0011353, 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-25-000849

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0011353 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 205 2,047.000 SQ FT & IMPS CHERRY GLEN CONDO

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0011353 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

149023 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

FRESH BEGINNING TRUST Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10101 BACON DR, UNIT 5, BELTSVILLE, MD 20705, Parcel No. 01-0021634,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10101 BACON DR, UNIT 5, BELTSVILLE, MD 20705, Parcel No. 01-0021634, 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-25-000850

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0021634 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:

1,058.0000 SQ FT & IMPS EWCON CONDOMINIUM

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0021634 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

(3-6,3-13,3-20) 149024

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

FRESH BEGINNING TRUST

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10101 BACON DR, UNIT 10, BELTSVILLE, MD 20705, Parcel No. 01-0021683,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10101 BACON DR, UNIT 10, BELTSVILLE, MD 20705, Parcel No. 01-0021683, 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-25-000851

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0021683 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:

 $1,\!515.0000$ SQ FT & IMPS EWCON CONDOMINIUM

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0021683 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

(3-6,3-13,3-20) 149025

LEGALS

ORDER OF PUBLICATION COLUMBIA LIENS LLC

FRESH BEGINNING TRUST

Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10101 BACON DR, UNIT 18, BELTSVILLE, MD 20705, Parcel No. 01-0021766,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10101 BACON DR, UNIT 18, BELTSVILLE, MD 20705, Parcel No. 01-0021766, 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-25-000856

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0021766 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:

1,515.0000 SQ FT & IMPS EWCON CONDOMINIUM

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0021766 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

(3-6,3-13,3-20) 149026

LEGALS

Plaintiff,

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

Plaintiff,

FRESH BEGINNING TRUST Prince George's County, Maryland Occupant

Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10101 BACON DR, UNIT 23, BELTSVILLE, MD 20705, Parcel No. 01-0021816,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10101 BACON DR, UNIT 23, BELTSVILLE, MD 20705, Parcel No. 01-0021816, 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-25-000857

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0021816 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:

 $1,\!515.0000$ SQ FT & IMPS EWCON CONDOMINIUM

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0021816 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

149027 (3-6,3-13,3-20)

LEGALS

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

Plaintiff,

ORDER OF PUBLICATION COLUMBIA LIENS LLC

VS. FRANCIS A RIES Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4425 ROMLON ST, UNIT 301, BELTSVILLE, MD 20705, Parcel No.

01-0079897,

ANY UNKNOWN OWNER OF THE PROPERTY 4425 ROMLON ST. UNIT 301. BELTSVILLE. MD 20705, Parcel No. 01-0079897, 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-25-000858

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0079897 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

1,883.0000 SQ FT & IMPS MONT-PLIER VILLAGE

plaintiff in this proceeding:

been paid.

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0079897 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

149032 (3-6,3-13,3-20)

ORDER OF PUBLICATION

Plaintiff,

COLUMBIA LIENS LLC

vs.

FRANCIS A RIES Prince George's County, Maryland Occupant

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10301 45TH PL, UNIT 101, BELTSVILLE, MD 20705, Parcel No.

01-0081489,

interest.

ANY UNKNOWN OWNER OF THE PROPERTY 10301 45TH PL, UNIT 101, BELTSVILLE, MD 20705, Parcel No. 01-0081489, 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

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000859

Defendants.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0081489 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

1,463.0000 SQ FT & IMPS MONT-PELIER VILLAGE

plaintiff in this proceeding:

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

been paid. It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 01-0081489 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

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

True Copy—Test: Mahasin El Amin, Clerk

149033 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

POSADAS AUTO REPAIR INC Prince George's County, Maryland

Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY

5223 MONROE PL. HYATTSVILLE.

MD 20781, Parcel No. 02-0113399,

interest.

ANY UNKNOWN OWNER OF THE PROPERTY 5223 MONROE PL, HYATTSVILLE, MD 20781, Parcel No. 02-0113399, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-

signs or successors in right, title and Defendants.

In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000860

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0113399 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

PARCEL V 6,609.0000 SQ FT & IMPS INDUSTRIAL CITY

plaintiff in this proceeding:

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 02-0113399 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

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

True Copy—Test: Mahasin El Amin, Clerk

149034

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff.

HARRY E POLK JR Prince George's County, Maryland Occupant Unknown Owners

ALL OTHER PERSONS THAT

HAVE OR CLAIM TO HAVE ANY

INTEREST IN THE PROPERTY 4809 70TH PL, HYATTSVILLE, MD 20784, Parcel No. 02-0167742,

interest.

vs.

LEGALS

ANY UNKNOWN OWNER OF THE PROPERTY 4809 70TH PL, HYATTSVILLE, MD 20784, Parcel No. 02-0167742, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, as-

signs or successors in right, title and

Defendants. In the Circuit Court for

Prince George's County, Maryland Case No. C-16-CV-25-000861 The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 02-0167742 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

LTS 238.239 6,500.0000 SQ FT & IMPS WOODLAWN BLK 4

plaintiff in this proceeding:

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 02-0167742 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

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

True Copy—Test: Mahasin El Amin, Clerk

149035

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC

MIGUEL B LAZARO CAMPOS Prince George's County, Maryland

Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 14022 GADSEN CT, UPPER MARL-BORO, MD 20774, Parcel No. 03-

0200964,

and interest.

Occupant

And ANY UNKNOWN OWNER OF THE PROPERTY 14022 GADSEN CT. UPPER MARLBORO, MD 20774, Parcel No. 03-0200964, 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

Defendants. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000862

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0200964 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

20,344.0000 SQ FT BROCK HALL MANOR LOT 41 BLK B

plaintiff in this proceeding:

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

It is thereupon this 25th 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 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 29th day of April, 2025, and redeem the property with Parcel Identification Number 03-0200964 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

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

True Copy—Test: Mahasin El Amin, Clerk

encumbrances.

(3-6,3-13,3-20) 149036

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs. CIS AND H INC Prince George's County, Maryland

Occupant Unknown Owners ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY

4408 LORD LOUDOUN CT, UPPER

MARLBORO, MD 20772, Parcel No. 03-0243451,

And ANY UNKNOWN OWNER OF THE PROPERTY 4408 LORD LOUDOUN CT, UPPER MARL-BORO, MD 20772, Parcel No. 03-0243451, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or succes-

Defendants. In the Circuit Court for Prince George's County, Maryland Case No. C-16-CV-25-000932

sors in right, title and interest.

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 03-0243451 in Prince George's County, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the

PHASE 12 1,618.0000 SQ FT & IMPS LORDS LANDING VILL

plaintiff in this proceeding:

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 03-0243451 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

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

True Copy—Test: Mahasin El Amin, Clerk

149087

(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 LINDA CHAMBERS

Notice is given that Denzel Rand Chambers, whose address is 7451 Old Alexandra Ferry Road, Clinton, MD 20735, was on February 27, 2025 appointed personal representative of the small estate of Linda Chambers, who died on October 23, 2024 without a will.

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

DENZEL RAND CHAMBERS Personal Representative

REGISTER OF WILLS FOR Prince George's County UPPER MARLBORO, MD 20773-1729

149118 (3-13)

NOTICE OF APPOINTMENT

NOTICE TO CREDITORS

NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED

FLORA RICHARDSON TERRY

Notice is given that Shelley Terry,

whose address is 608 Evening Star

Pl, Bowie, MD 20721-1833, was on

February 28, 2025 appointed Personal Representative of the estate of

Flora Richardson Terry, who died on

Further information can be ob-

tained by reviewing the estate file in

the office of the Register of Wills or

by contacting the personal represen-

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

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

(2) Two months after the personal

representative mails or otherwise

delivers to the creditor a copy of this published notice or other written

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

creditor presents the claims within

two months from the mailing or

A claim not presented or filed on or before that date, or any extension

provided by law, is unenforceable

thereafter. Claim forms may be ob-

tained from the Register of Wills.

Personal Representative

UPPER MARLBORO, MD 20773-1729

other delivery of the notice.

SHELLEY TERRY

CERETA A. LEE REGISTER OF WILLS FOR

P.O. Box 1729

149138

Prince George's County

tative or the attorney.

August, 2025.

the following dates:

decedent's death; or

December 24, 2024 without a will.

Estate No. 135444

LEGALS

SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF EUGENE SCHRIER AKA: GENE SCHRIER

NOTICE TO UNKNOWN HEIRS

Notice is given that Scott Schrier, whose address is 851 Sunny Chapel Road, Odenton, MD 21113, was on March 3, 2025 appointed personal representative of the small estate of Eugene Schrier, who died on Au-

gust 15, 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 pub-lication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

All persons having claims against the decedent must serve their claims on the undersigned personal repre-sentative or file them with the Reg-ister of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

> SCOTT SCHRIER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

(3-13)<u>149119</u>

Estate No. 134705

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF **LUELLA ROBINSON**

Notice is given that Dwayne Kennerly, whose address is 12114 Chip Shot Ln, Upper Marlboro, MD 20772-7958, was on March 3, 2025 appointed personal representative of the small estate of Luella Robinson, 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.

DWAYNE KENNERLY Personal Representative

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

UPPER MARLBORO, MD 20773-1729 Estate No. 136288

149120

SMALL ESTATE

TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS M KEARNEY

Notice is given that Kathleen C Kearney, whose address is 8107 Owens Way, Brandywine, MD 20613-5710, was on March 3, 2025 appointed personal representative of the small estate of Thomas M Kearney, who died on February 1, 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.

Estate No. 136519

LEGALS

(3-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF RUFUS PRESTON CREDLE SR

Notice is given that Marvin Credle, whose address is 906 Hall Station Dr, Unit 201, Bowie, MD 20721-6010, was on March 4, 2025 appointed Personal Representative of the estate of Rufus Preston Credle Sr, who died on February 16, 2025

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 4th day of September 2025 September, 2025.

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

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

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

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

> MARVIN CREDLE Personal Representative

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

Estate No. 136115 Estate No. 136540 (3-13,3-20,3-27)

149139 (3-13,3-20,3-27)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF **EVELYN LYNETTE ROGERS**

Notice is given that Janee M Rogers, whose address is 2904 Viceroy Ave, District Heights, MD 20747-3215, was on February 28, 2025 appointed Personal Representative of the estate of Evelyn Lynette Rogers, who died on January 20, 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 28th 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 date: the following dates:

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

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

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

JANEE M ROGERS Personal Representative

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

Estate No. 136502

(3-13,3-20,3-27) 149140

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

KATHLEEN C KEARNEY Personal Representative

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

149121 (3-13)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF YVETTE CHARMAINE MULKEY

Notice is given that Yolanda 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 Yvette Charmaine Mulkey, who died on November 10, 2024 without

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 Regis ter of Wills with a copy to the undersigned, on or before the ear-lier 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 (2-27,3-6,3-13)149008

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

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.

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

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

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

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)

Eligible Property:

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

NOTICE

Monica L Plummer 4414 71st Avenue

Hyattsville, MD 20784 Defendant

Plaintiffs

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

NOTICE

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

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**

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, pr vided 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 IN-**FORMATION 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 con-

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

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

410-859-4300

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 proj-

All comments and requests must be received by the Department in writing

ect manager, Tate Stevens, at the Maryland Department of the Environment,

1800 Washington Boulevard, Suite 625, Baltimore, MD 21230; telephone 410-

no later than April 5, 2025. 149077 (3-6,3-13)

The Prince George's Post

Call: 301-627-0900 | Fax: 301-627-6260

SUBSCRIBE TODAY!

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

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

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

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

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

149052

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 ob-tained 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 (3-6,3-13,3-20)

149065

LEGALS

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

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.

(3-6,3-13)

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

149050

LEGALS

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 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

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

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

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

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

> 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

(3-6,3-13,3-20) 149060

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

LEGALS

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

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

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

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

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

> KIM MASON PINCKNEY Personal Representative

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

Estate No. 136310

(3-6,3-13,3-20) <u>149066</u>

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF THOMAS EDWARD DAVIS, JR.

Notice is given that Sherrine Pringle, whose address is 7908 Cantwell Road, Baltimore, MD 21244, was on December 5, 2024 appointed Personal Representative of the estate of Thomas Edward Davis, Jr. who died on June 23, 2024 with a

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

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

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

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

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

SHERRINE PRINGLE Personal Representative

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

Estate No. 134135 148993 (2-27,3-6,3-13)

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

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

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

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

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)

LEGALS

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

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

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

(1) Six months from the date of the decedent's death, except if the 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 UPPER MARLBORO, MD 20773-1729

Estate No. 136101 148994 (2-27,3-6,3-13)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

IN THE ESTATE OF WILLIE R. WHITFIELD Notice is given that Wendy Whitfield, whose address is 2666 Blos-

TO ALL PERSONS INTERESTED

on February 3, 2025 appointed Personal Representative of the estate of 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 repre-sentative or file it with the Register of Wills with a copy to the under-signed, on or before the earlier of the following dates:

(1) Six months from the date of the

(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)

LEGALS

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 FLOZELL WASHINGTON

Notice is given that Orhan K Omer, whose address is 8688 Veterans Hwy., Ste A, Millersville, MD 21108, was on February 3, 2025 appointed Personal Representative of the estate of Flozell Washington, who died on January 16, 2024 with-

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

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

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

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

> ORHAN K. OMER Personal Representative

CERETA A. LEE REGISTER OF WILLS FOR Prince George's County Upper Marlboro, MD 20773-1729

Estate No. 134278

(2-27,3-6,3-13) <u>149002</u>

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 ap-

pointed Personal Representative of the estate of Alvin A Bratton, who

died on October 4, 2024 without a

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

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

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

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

Cecilia Matthews, Personal

7006 Flagharbor Drive District Heights, MD 20747 Defendants

George's County, Maryland Case No. C-16-CV-24-001578

March, 2025.

The Report of Sale states the amount of the foreclosure sale price

Clerk of the Circuit Court Prince George's County, MD True Copy—Test: Mahasin El Amin, Clerk

149069



SMALL ESTATE NOTICE OF APPOINTMENT NOTICE TO CREDITORS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DANIEL EVERETT BARTLETT

Notice is given that Pamela Bartlett, whose address is 12307 Birchview Dr, Clinton, MD 20735, was on March 4, 2025 appointed personal representative of the small estate of Daniel Everett Bartlett, who died on January 13, 2025 with-

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

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

(1) Six months from the date of the

(2) Thirty days after the personal

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

PAMELA BARTLETT Personal Representative

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

<u>149122</u>

Estate No. 136330

ADVERTISE The Prince George's Post Call Today 301-627-0900

NOTICE

Mary Christine Kuntoh

AND

Representative for the Estate of Ceasar Brooks Pendergrast

In the Circuit Court for Prince

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

to be \$246,000.00. The property sold herein is known as 7006 Flagharbor Drive, District Heights, MD 20747. MAHASIN EL AMIN



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

LEGALS

NOTICE TO UNKNOWN HEIRS

All persons having any objection to the appointment shall file their objections with the Register of Wills

undersigned on or before the earlier of the following dates:

decedent's death; or

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.

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