

LEGALS

ORDER OF PUBLICATION

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

vs.

GEORGE SEYMORE,
BANK OF AMERICA, NA,
RANDA S. AZZAM, TRUSTEE,
ROBERT E. FRAZIER, TRUSTEE,
DANIEL J. PESACHOWITZ,
TRUSTEE,
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 3414 BELLEVIEW AVE

AND

Unknown Owner of the property 3414 BELLEVIEW AVE described as follows: Property Tax ID 02-011138 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001139

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:

6,782.0000 Sq.Ft. & Imps. Cheverly Lot 243 Blk 40, Assmt \$412,000 Lib 15856 Fl 191, and assessed to Seymour George. 02 0111138, 003414 Bellevue Ave, 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 11th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of April, 2025, warning all persons interested in the property to appear in this Court by the 13th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149170 (3-20,3-27,4-3)

ORDER OF PUBLICATION BY POSTING

AMBER DORSEY-HILL

VS.

ADOLFO VILLALODOS

In the Circuit Court for Prince George's County, Maryland Case Number: C-16-FM-24-005549

ORDERED, ON THIS 11th day of March, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Adolfo Erick Ricardo Villalodos is hereby notified that the Plaintiff, has filed a Complaint for Absolute Divorce naming him/her as the defendant and seeking the Divorce on the Grounds of Twelve Month Separation and Irreconcilable Differences and stating that the Defendant's last known address is: 14705 Troy Farm Drive, Centerville, VA 20120, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Adolfo Erick Ricardo Villalodos, 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 10th 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 in Virginia, a copy of the **complaint and supporting papers** at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, ADOLFO ERICK RICARDO VILLALODOS, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 10th 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
149169 (3-20,3-27,4-3)

ORDER OF PUBLICATION

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

vs.

JUAN ANGEL FLORES
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 5012 BLACKFOOT PL

AND

Unknown Owner of the property 5012 BLACKFOOT PL described as follows: Property Tax ID 21-2310597 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001140

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:

6,030.0000 Sq.Ft. & Imps. Oak Spring Sub Lot 17 Blk O, Assmt \$290,833 Lib 49362 Fl 525, and assessed to Flores Juan Angel. 21 2310597, 005012 Blackfoot Pl, College Park, Md 20740

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 11th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of April, 2025, warning all persons interested in the property to appear in this Court by the 13th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149171 (3-20,3-27,4-3)

ORDER OF PUBLICATION

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

vs.

CAROLANN WILLIAMS,
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 1117 BROADVIEW RD

AND

Unknown Owner of the property 1117 BROADVIEW RD described as follows: Property Tax ID 05-0385393 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001141

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:

15,000.0000 Sq.Ft. & Imps. Friendly Hills Lot 38, Assmt \$392,200 Lib 23501 Fl 520, and assessed to Williams Carolann. 05 0385393, 001117 Broadview Rd, Fort Washington, Md 20744

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 11th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of April, 2025, warning all persons interested in the property to appear in this Court by the 13th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149172 (3-20,3-27,4-3)

ORDER OF PUBLICATION

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

vs.

THE DANIEL M SPICER REVOCABLE LIVING TRUST,
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 851 BROOKE RD

AND

Unknown Owner of the property 851 BROOKE RD described as follows: Property Tax ID 18-2099083 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001144

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:

58,240.0000 Sq.Ft. & Imps. Heims Home, Assmt \$347,300 Lib 40163 Fl 482, and assessed to Spicer Daniel M Rev Liv Trust. 18 2099083, 000851 Brooke Rd, Capitol Heights, Md 20743

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 11th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of April, 2025, warning all persons interested in the property to appear in this Court by the 13th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149175 (3-20,3-27,4-3)

LEGALS

ORDER OF PUBLICATION

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

vs.

MICHAEL ROSSE,
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 3002 BUNKER HILL RD

AND

Unknown Owner of the property 3002 BUNKER HILL RD described as follows: Property Tax ID 17-1870021 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001145

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:

6,450.0000 Sq.Ft. & Imps. Mt Rainier-Rogers Lot 9 Blk 10, Assmt \$438,833 Lib 37130 Fl 322, and assessed to Rosse Michael. 17 1870021, 003002 Bunker Hill Rd, Mount Rainier, Md 20712

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 11th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of April, 2025, warning all persons interested in the property to appear in this Court by the 13th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149176 (3-20,3-27,4-3)

Victor A Lembo Esq
181 Truman Parkway Suite 150
Annapolis, MD 21401
(410) 881-0999

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF VALERIE VON MACH CHOUDHURY AKA: VALERIE V CHOUDHURY

Notice is given that Jade Jackson, whose address is 5415 75th Ave, Lanham, MD 20706, was on December 26, 2024 appointed personal representative of the small estate of Valerie Von Mach Choudhury who died on November 5, 2024 with a will.

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

All persons having any objection to the appointment 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.

JADE 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. 135801
149181 (3-20)

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GEORGE'S
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LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF LILLIAN MARIE LLERAS

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

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

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

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

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

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

JAIME A. LLERAS, JR.
Personal Representative

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

Estate No. 136307
149061 (3-6,3-13,3-20)

LEGALS

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

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

Notice is given that Lisa Nicole Selmar, whose address is 1402 42nd Street, SE, Washington, DC 20020, was on February 24, 2025 appointed Personal Representative of the estate of Marsha Selmar aka Marsha Lynn Coleman Selmar, who died on December 11, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

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

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

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

LISA NICOLE SELMAR
Personal Representative

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

Estate No. 136439
149058 (3-6,3-13,3-20)

LEGALS

Alan B. Franke, Esquire
20 Infield Court North
Rockville, MD 20854
301-217-0505

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

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF DAVID ANTHONY TALLERICO

Notice is given that Pauline Talerico, whose address is 5908 60th Avenue, Riverdale, MD 20737, was on March 12, 2025 appointed Personal Representative of the estate of David Anthony Talerico, who died on November 22, 2024 without a will.

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

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

PAULINE TALLERICO
Personal Representative

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

Estate No. 136619
149206 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF MARY H. HOCKETT

Notice is given that Thomas J. Kokolis, Esq, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on February 24, 2025 appointed Personal Representative of the estate of Mary H. Hockett, who died on July 15, 2023 without a will.

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

LEGALS

**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 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.

JIMMY D. 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. 136024
149131 (3-13,3-20,3-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OKENWA R NWOSU

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 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.

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 appointed 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
PRINCE GEORGE'S COUNTY
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 Simpson, 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 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.

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

**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 of the estate of Selma Friedman 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 representative or file it with the Register of Wills with a copy to the undersigned on or before the earlier of the following dates:

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

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

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

KEVIN 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 Calvin 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 earlier of the following dates:

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

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

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

**KALVIN BROWN
SUSAN JACKSON**
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. 136205
149145 (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
BESSIE L CRAWFORD

Notice is given that Kevin McDuffie, whose address is 65 Massachusetts Ave NW, Washington, DC 20001-1431, was on January 28, 2025 appointed personal representative of the small estate of Bessie L Crawford, who died on September 1, 2024 without a will.

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

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

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

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

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

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

KEVIN MCDUFFIE
Personal Representative

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

Estate No. 135228
149190 (3-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RODRIGO TURDANES FLORIZA

Notice is given that Nilda Dejesus whose address is 12300 Dendron Pl, Ft. Washington, MD 20744-6117, was on March 7, 2025 appointed Personal Representative of the estate of Rodrigo Turdanes Floriza who died on December 7, 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 7th 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.

NILDA DEJESUS
Personal Representative

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

Estate No. 134606
149195 (3-20,3-27,4-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEXTER K BORDES

Notice is given that Marilyn C Bordes, whose address is 12409 Shore Dr, Fort Washington, MD 20744, was on March 10, 2025 appointed Personal Representative of the estate of Dexter K Bordes who died on September 21, 2024 with a will.

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

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

MARILYN C BORDES
Personal Representative

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

Estate No. 136364
149196 (3-20,3-27,4-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NORA FLORENCE NEY

Notice is given that Janet E Allen, whose address is 3615 Marguerite Ct, Mount Airy, MD 21771-8244, was on March 13, 2025 appointed Personal Representative of the estate of Nora Florence Ney who died on January 30, 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 13th 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.

JANET E ALLEN
Personal Representative

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

Estate No. 136489
149197 (3-20,3-27,4-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA CUFFEE

Notice is given that Roy Anderson Sr, whose address is 14901 Downey Ct, Bowie, MD 20721-3278, was on February 6, 2025 appointed Personal Representative of the estate of Patricia Cuffee who died on January 6, 2025 with a will.

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

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

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

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

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

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

ROY ANDERSON 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. 136226
149198 (3-20,3-27,4-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY JANE TILCH

Notice is given that Debra T Watson, whose address is 3984 Ramsey Dr, Edgewater, MD 21037, was on February 20, 2025 appointed Personal Representative of the estate of Mary Jane Tilch who died on June 10, 2024 with a will.

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

DEBRA T WATSON
Personal Representative

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

Estate No. 134121
149200 (3-20,3-27,4-3)

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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

**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

149102 (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

**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)

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

Rick Todd
5850 Waterloo Road, Suite 140
Columbia, MD 21045
443-720-7500

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN LOUISE WILLIAMS

Notice is given that Marlene Annette Ford, whose address is 1203 Woodlark Dr, District Heights, MD 20747, was on March 5, 2025 appointed Personal Representative of the estate of Helen Louise Williams who died on September 19, 2024 with a will.

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

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

MARLENE ANNETTE FORD
Personal Representative

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

Estate No. 136309

149193 (3-20,3-27,4-3)

Karl L. Chen, Esq
CHEN Law, LLC
9701 Apollo Drive, Suite 381
Largo, Maryland 20774
301-358-3981

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON JACQUELINE JONES

Notice is given that Edward V. Jones, Sr. whose address is 5704 Gloria Drive, Suitland, MD 20746, was on March 7, 2025 appointed Personal Representative of the estate of Sharon Jacqueline Jones 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 7th 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.

EDWARD V. JONES, 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. 136267

149194 (3-20,3-27,4-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HILDA T TAYLOR

Notice is given that Betina Taylor-Graham, whose address is 12209 Beechfield Dr, Bowie, MD 20720-3754, was on September 16, 2024 appointed personal representative of the small estate of Hilda T Taylor who died on January 5, 2020 with a will.

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

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

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

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

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

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

BETINA TAYLOR-GRAHAM
Personal Representative

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

Estate No. 134792

149182 (3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONARD M. SEIGEL

Notice is given that Stefan A Seigel, whose address is 23203 British Manor Dr, Clarksburg, MD 20871-4457, was on March 12, 2025 appointed personal representative of the small estate of Leonard M. Seigel who died on January 2, 2025 with a will.

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

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

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

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

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

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

STEFAN A SEIGEL
Personal Representative

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

Estate No. 136634

149183 (3-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY ARNETTA BULLUCK

Notice is given that Lynn C Brown, whose address is 4415 Cornwall Ct, Upper Marlboro, MD 20772, was on June 7, 2024 appointed personal representative of the small estate of Beverly Arnetta Bulluck, who died on January 2, 2024 without a will.

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

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

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

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

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

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

LYNN C BROWN
Personal Representative

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

Estate No. 133740

149188 (3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY R SMITH
AKA: GREGORY RICHARDO SMITH

Notice is given that Judy Smith, whose address is 4406 Dery Rd, Upper Marlboro, MD 20772-3431, was on October 9, 2024 appointed personal representative of the small estate of Gregory R Smith, who died on August 24, 2023 without a will.

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

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

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

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

JUDY 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. 135081

149189 (3-20)

*The Prince
George's Post*

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301-627-0900

LEGALS

NOTICE OF DEFAULT AND FORECLOSURE SALE

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

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

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

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

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

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

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

See attached Exhibit A

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

Tax ID: 06-0468447

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

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

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

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

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

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

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

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

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

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

Date: February 11, 2025

Cohn, Goldberg & Deutsch, LLC
Foreclosure Commissioner

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

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

EXHIBIT "A"

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

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

LEGALS

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

7209 SHEILA TURN CLINTON, MD 20735

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

MARCH 25, 2025 AT 11:30 AM

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

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

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

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

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

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

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

12405 QUIET OWL LANE BOWIE, MD 20720

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

MARCH 25, 2025 AT 11:30 AM

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

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

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

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

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LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,
vs.
H&E MANAGEMENT ASSOCIATES LTD
Prince George's County, Maryland
Occupant
Unknown Owners

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 403, FORT WASHINGTON, MD 20744, Parcel No. 05-0366765, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

UNIT 403 3.0000 SQ FT & IMPST PROSPECT SQUARE OF

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of May, 2025, and redeem the property with Parcel Identification Number 05-0366765 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION

COLUMBIA LIENS LLC 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 SQUARE CON

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of May, 2025, and redeem the property with Parcel Identification Number 06-0511865 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George's County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk

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

ORDER OF PUBLICATION BY POSTING

TERESA MCEACHERN

VS.

CHEYENNE COX AND HERBERT ANTOINE JOHNSON, JR.

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

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

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

ORDERED, that the Plaintiff may serve process to the Defendants, Cheyenne Cox and Herbert Antoine Johnson Jr., in accordance with Maryland Rule 2-122(a)(2) as follows:

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

ORDERED, said posting to be completed by the 2nd day of April, 2025, and it is further;

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

ORDERED, THAT THE DEFENDANTS, CHEYENNE COX AND HERBERT ANTOINE JOHNSON, JR., ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 2nd DAY OF MAY, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
149079 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

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

vs.

ROBERT J PARKER, TRANSPORTATION FEDERAL CREDIT UNION, PRINCE GEORGE'S COUNTY, MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 9004 ABILENE PL

AND

Unknown Owner of the property 9004 ABILENE PL described as follows: Property Tax ID 09-0889832 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-000980

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

10,154.0000 Sq.Ft. & Imps. Greenfield Lot 25 Blk C, Assmt \$293,633 Lib 36066 F1 028, and assessed to Parker Robert J. 09 0889832, 09004 Abilene Pl, Clinton, Md 20735

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 28th day of March, 2025, warning all persons interested in the property to appear in this Court by the 6th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149105 (3-6,3-13,3-20)

LEGALS

OFFICE OF THE CITY COUNCIL



City of Seat Pleasant

Notice of Annexation Resolution and Annexation Plan.

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

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

The public hearing on the Resolution shall be held March 31, 2025, via Zoom Video <https://us02web.zoom.us/j/81647427999?pwd=v4bxVKsB6qS6RXkXlGNjCjOzTlV4n.1>

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

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

LEGALS

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-committee.aspx

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.

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

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

LEGALS

**NOTICE OF PUBLIC HEARING
CITY OF LAUREL, MARYLAND, BOARD OF APPEALS
THURSDAY, MARCH 27, 2025
6:00 P.M.**

Special Exception No. 966-14368 Baltimore Avenue Laurel, MD 20707

"The applicant (Raising Cane's Restaurants, LLC) is seeking Special Exception approval to redevelop/demolish an existing Red Lobster into a Raising Cane's fast-food restaurant with a drive-thru."

Meetings pertaining to this application will be held virtually via Zoom. The public is welcome to attend and to testify. For meeting details, please visit <https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes> and submit a speaker list if you wish to speak.

149179 (3-20)

LEGALS

PUBLIC NOTICE

Notice is hereby given that the following vessel has apparently been abandoned for over 180 days on the property of: John Dawson, 11412 Crain Hwy, Cheltenham, MD 20623, 301-643-7472. The vessel is described as: 2003 Key Largo 160, Registration #MD 1331 CA, Hull #MUSI0679A303, 15' 9" White Center Console. Application for title will be made in accordance with Section 8-722 of the Annotated Code of Maryland, Natural Resources Article if this vessel is not claimed and removed from the above property within 30 days of this notice.

149180 (3-20)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2007	Honda	Odyssey	5FNRL38607B445942
2015	Nissan	Altima	1N4AL3AP5FC123301
2010	Mercury	Milan	3MEHM0HA9AR617546
2015	Nissan	Altima	1N4AL3AP4FN369020
2015	Chrysler	200	1C3CCCAB1FN680481
2021	Dodge	Charger	2C3CDXBG2MH534059
2012	Chrysler	200	1C3CCBB6CN191224
2002	Ford	Explorer	1FMZU63E42UC13689
2004	Acura	MDX	2HNYD188X4H525568
2006	Mazda	Mazda3	JM1BK343861465783
2011	Dodge	Caravan	2D4RN5DG1BR791292
2014	Jeep	Cherokee	1C4FJMC57E146304
2006	Hyundai	Sonata	5NPEU46C96H077786

149225 (3-20)

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 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.

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

Estate No. 136497

149141 (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, Esquire.

TRANSFER OF LOCATION

Dilsa Gumerinda Rosales Moscoso, President for a Class 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 Cafe, 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 (3-13,3-20)

**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 representative or the attorney.

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

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 alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George's County on March 27, 2025, will be heard on May 27, 2025. Those licenses are:

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 hearing will be available one week prior on the BOLC's website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
March 7, 2025

149156 (3-13,3-20)

NOTICE

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

v.

Alfred J. Szczerbicki, Personal Representative for the Estate of Henrietta L. Smith
3410 Rickay 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 Rickay 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

**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 9, 2024 without a will.

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

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

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)

LEGALS

ORDER OF PUBLICATION & POSTING

JARA WHITE

Plaintiff,

v.

GITSADAGOIN JOHNSON, et al.,
Defendants.

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 Defendants, Gitsadagoin Johnson and State Farm. On July 12, 2022, Plaintiff was operating her vehicle in a reasonable manner, when Defendant Gitsadagoin Johnson collided with the driver's side of the Plaintiff'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 methods.

On October 3rd, 2024, the Plaintiff's Motion for Alternative Service was GRANTED, and it was further ordered that service will be effectuated by posting and by publication in a local newspaper. On 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 10907 Holloway Drive, Upper Marlboro, Maryland 20772 on this 28th Day of February, 2025. FURTHERMORE, on October 3rd, 2024, the Plaintiff's Order for Posting the Summons at the Prince George's County Courthouse was GRANTED; and it was further ordered 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, 2025.

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 entered.

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

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

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 NATALIE L YEAGER

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 estate of Natalie L Yeager, who died on December 19, 2024 without a will.

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

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

ASSATA COWART
Personal Representative

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

Estate No. 136500

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

**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 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.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AUDREY D SAVOY

Notice is given that Russell A Savoy, whose address is 10929 Bridle Path Circle, Waldorf, MD 20602, was on March 11, 2025 appointed personal representative of the small estate of Audrey D Savoy, who died on February 17, 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 claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice.

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

RUSSELL A SAVOY
Personal Representative

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

Estate No. 136512

149184 (3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUPACHAI YAMOCKUL

Notice is given that Sorat Yamockul, whose address is 8 Russell Ave Unit 210, Gaithersburg, MD 20877-2964, was on March 10, 2025 appointed personal representative of the small estate of Supachai Yamockul, who died on August 18, 2024 without a will.

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

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

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

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

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

SORAT YAMOCKUL
Personal Representative

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

Estate No. 135946

149185 (3-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SAMUEL ALFONZIE FERRELL SR

Notice is given that Freda Darlene Harper, whose address is 3606 Saint Mary's View Rd, Accokeek, MD 20607, was on March 7, 2025 appointed personal representative of the small estate of Samuel Alfonzie Ferrell Sr, who died on December 18, 2024 without a will.

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

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

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

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

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

FREDA DARLENE HARPER
Personal Representative

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

Estate No. 136397

149186 (3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN W PRATT

Notice is given that Amber C. Pratt, whose address is 6006 Joyce Drive, Temple Hills, MD 20748, was on September 3, 2024 appointed personal representative of the small estate of John W Pratt, who died on February 29, 2024 without a will.

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

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

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

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

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

AMBER C. PRATT
Personal Representative

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

Estate No. 134658

149187 (3-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS HYMAN BROOKINS

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

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

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

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

LAUREN BROOKINS
Personal Representative

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

Estate No. 136324

149053 (3-6,3-13,3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELSIE IDELLA JACOBS

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

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

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

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

ELGIN JACOBS SR
Personal Representative

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

Estate No. 134964

149054 (3-6,3-13,3-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFRED BROWN

Notice is given that Geraldine Stanton-Brown, whose address is 15402 Beech Tree Pkwy, Upper Marlboro, MD 20774-8064, was on March 7, 2025 appointed Personal Representative of the estate of Alfred Brown who died on February 7, 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 7th 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.

GERALDINE STANTON-BROWN
Personal Representative

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

Estate No. 136588

149199 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD ARDEN KIDWELL

Notice is given that Rachel Kidwell McNulty, whose address is 103 Kennondale Ln, Richmond, VA 23226, was on March 5, 2025 appointed Personal Representative of the estate of Richard Arden Kidwell who died on February 2, 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 5th 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.

RACHEL KIDWELL MCNULTY
Personal Representative

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

Estate No. 136328

149201 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHILIP A COX JR

Notice is given that Philip Cox, whose address is 226 East 11th Street, Leadville, CO 80461, was on March 11, 2025 appointed Personal Representative of the estate of Philip A Cox Jr who died on March 14, 2024 with a will.

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

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

PHILIP COX
Personal Representative

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

Estate No. 132839

149203 (3-20,3-27,4-3)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MEGAN DAVIES DROEGEMEYER

Notice is given that Todd Brandon Droegemeyer, whose address is 225 Clydesdale Circle, Summerville, SC 29486, was on March 10, 2025 appointed Personal Representative of the estate of Megan Davies Droegemeyer who died on December 17, 2024 with a will.

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

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

TODD BRANDON DROEGEMEYER
Personal Representative

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

Estate No. 136601

149204 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILDRED MCGUTHRY
AKA: MILDRED HUTSON
MCGUTHR

Notice is given that JOHN MCGUTHRY, whose address is 1464 E Puente St, Covina, CA 91724-3214, was on December 9, 2024 appointed Personal Representative of the estate of MILDRED MCGUTHRY who died on November 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 9th day of June, 2025.

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

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

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

JOHN MCGUTHRY
Personal Representative

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

Estate No. 135666

149202 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IRENE MARIE EHSCHIED

Notice is given that Arthur Raymond Ehscheid Jr, whose address is 1212 5th Ave, Apt. 3C, New York, NY 10029, and Dorothea E Thomas, whose address is 12307 Tilbury Lane, Bowie, MD 20715 were on November 12, 2024 appointed Co-Personal Representatives of the estate of Irene Marie Ehscheid who died on October 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 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 12th day of May, 2025.

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

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

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

ARTHUR RAYMOND EHSCHIED JR
DOROTHEA E THOMAS
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. 135375

149205 (3-20,3-27,4-3)

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLIE CANADA JR

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

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

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

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

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

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

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

SONIA NEBLETT
Personal Representative

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROOSEVELT JOHNSON

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

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

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

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

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

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

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

CHARLOTTE AUSTINE JOHNSON
Personal Representative

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

Estate No. 135781
149056 (3-6,3-13,3-20)

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 representative or the attorney.

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

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

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

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

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

FLORENCE L IGLESIAS
Personal Representative

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCES R JETER

Notice is given that Robyn Jeter, whose address is 4040 Windsor Heights Pl, White Plains, MD 20695-3440, was on February 24, 2025 appointed Personal Representative of the estate of Frances R Jeter, who died on January 2, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

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

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

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

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

ROBYN JETER
Personal Representative

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

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

LEGALS

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

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

Notice is given that Anthony Thomas, whose address is 12400 Nathan Ct, Clinton, MD 20735, was on February 20, 2025 appointed Personal Representative of the estate of Jacqueline D Thomas aka Jacqueline West, who died on November 23, 2024 without a will.

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

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

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

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

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

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

ANTHONY THOMAS
Personal Representative

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

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

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

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

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

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

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

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

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

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

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

HARRY NELSON MATCHETT JR
Personal Representative

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

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARTHA E PEARSON

Notice is given that Alonzo Pearson, whose address is 2303 Hawks Landing Ct, Waldorf, MD 20601, was on March 10, 2025 appointed Personal Representative of the estate of Martha E Pearson, who died on January 24, 2025 without a will.

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

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

ALONZO PEARSON
Personal Representative

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

Estate No. 136603
149207 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**LEROY HOLLAND
AKA: LEROY H. HOLLAND**

Notice is given that Montana Holland, whose address is 3701 Dianna Rd, Suitland, MD 20746-2227, was on March 10, 2025 appointed Personal Representative of the estate of Leroy Holland aka Leroy H. Holland, 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 10th 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.

MONTINA HOLLAND
Personal Representative

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

Estate No. 135862
149208 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KANDY BURNETT-MARIANO

Notice is given that Lemar A Mariano, whose address is 4504 Eden Park Ln, Upper Marlboro, MD 20772-3197, was on March 5, 2025 appointed Personal Representative of the estate of Kandy Burnett-Mariano, who died on January 30, 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 5th 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.

LEMAR A MARIANO
Personal Representative

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

Estate No. 136557
149209 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHEN L WILLIAMS JR.

Notice is given that Minnie Williams, whose address is 602 Drumsheugh Court, Upper Marlboro, MD 20774, was on March 6, 2025 appointed Personal Representative of the estate of Stephen L Williams Jr., who died on January 12, 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 6th 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.

MINNIE WILLIAMS
Personal Representative

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

Estate No. 136236
149210 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JEFFREY ALLEN

Notice is given that Jamillah Allen, whose address is 9110 Autoville Dr, College Park, MD 20740-1304, was on November 12, 2024 appointed Personal Representative of the estate of Jeffrey Allen, who died on October 20, 2024 without a will.

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

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

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

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

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

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

JAMILLAH ALLEN
Personal Representative

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

Estate No. 135398
149211 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH ALIMAMY FAKONDO

Notice is given that Rashida Fakondo, whose address is 7218 Lansdale St, District Heights, MD 20747-3334, was on December 10, 2024 appointed Personal Representative of the estate of Joseph Alimamy Fakondo, who died on July 6, 2024 without a will.

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

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

RASHIDA FAKONDO
Personal Representative

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

Estate No. 134916
149212 (3-20,3-27,4-3)

LEGALS

**CITY OF NEW CARROLLTON
NOTICE OF PUBLIC HEARING**

PROPOSED FY 2026 BUDGET

The City Council of New Carrollton will hold a **Public Hearing** on the proposed **FY 2026 Budget** during the following City Council Workshop Meeting:

Date: Wednesday, April 2, 2025
Time: 7:00 p.m.
Location: Hybrid Meeting

- **In-Person:** New Carrollton Municipal Center, 6016 Princess Garden Parkway, Room 230, New Carrollton, MD 20784
- **Virtual:** Via Google Meet

<https://meet.google.com/wrf-rofw-uqw>
Closed captioning will be available on Google Meet for all viewers.
Telephone (US) +1 956-752-6652 PIN: 998 301 116 and press #

Budget Availability:

Copies of the proposed **FY 2026 Budget** are available for review at the New Carrollton Municipal Center, Monday-Friday, **8:30 a.m. - 5:00 p.m. beginning Monday, March 31, 2025.**

The budget will also be posted online at www.newcarrolltonmd.gov on **Monday, March 31, 2025.**

The public is encouraged to attend the Public Hearing and provide comments.

City Council of New Carrollton
Attest: Kaitlyn Schisler, City Clerk

149221

(3-20)

**THE PRINCE GEORGE'S
POST**

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Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GWENDOLYN BOLDEN

Notice is given that Regina Bolden Whitaker, whose address is 5812 Jackie Way, Clinton, MD 20735, was on March 5, 2025 appointed Personal Representative of the estate of Gwendolyn Bolden, who died on December 18, 2024 without a will.

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

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

REGINA BOLDEN WHITAKER
Personal Representative

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

Estate No. 136018

149213 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH I ROBINSON

Notice is given that Patricia Robinson, whose address is 1706 Peach Blossom Ct, Bowie, MD 20721-3705, was on March 7, 2025 appointed Personal Representative of the estate of Joseph I Robinson, who died on January 9, 2025 without a will.

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

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

PATRICIA ROBINSON
Personal Representative

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

Estate No. 136123

149214 (3-20,3-27,4-3)

LEGALS

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

**In The Estate Of:
MYRA R. EDWARDS**
Estate No.: 132801

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Hartwell Edwards, Jr. for judicial probate for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 16, 2025 at 10:30 A.M.**

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

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

149191 (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:
MYRA R. EDWARDS**
Estate No.: 132801

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **April 16, 2025 at 10:30 A.M.**

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

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

149192 (3-20,3-27)

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

LEGALS

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George's County 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: **4/3/2025.**

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**

2010 FORD	F-150	MD	7DR3591	1FTFW1E1V4AFB94369
2005 FORD	E350	VA	TMM8405	1FTSE34S35HA65005
2016 CHEVROLET	TRVERSEMD	6EF6961	1GNKVJKD9GJ184992	
2009 HONDA	ACCORD	MD	4FD7067	1HGCS12829A022123
2011 BMW	535I	VA	NUNUF10	WBAFU7C56BC780356
2011 NISSAN	PATHFINDER	MD	3FE9363	5N1AR1NN3BC6128811
2006 VOLVO	S40	MD	3DC2041	YV1MS382862167023
2017 DODGE	JOURNEY	VA	TPT4695	3C4PCDAB9HT560215

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

2009 BMW	750I	VA	TUE6226	WBAKA83529CY33402
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149228 (3-20)

LEGALS

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

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

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

You must reclaim these vehicles by: **3/31/2025.**

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

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

2004 NISAAAN	MURANO	VA	UNR1353	JN8AZ08W14W333592
2006 SATURN	ION	MD	6EP8500	1G8AJ55F56Z210877

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

2016 KIA	SPORTAGE	NJ	999560T	KNDPB3AC1G7848053
2014 WARSZAWA	TR	MD	T02437736	5KJJAED13EPPF3271
1985 CHEVROLET	VAN			2GBJG31M6F4138452

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

2002 CADILLAC	LIMOUSINE	VA	TLL8231	1GEEH90Y22U550313
2004 HONDA	ELEMENT	VA	TZW7559	5J6YH28524L004251
2013 CHEVROLET	SPARK	PA	JSX2340	KL8CD6S96DC502539
2013 SUNBEAM	CAMPET		1L1C2S1G20DD163136	
2015 INFINITI	QX70	MD	T0627904	JN1LAY1PR5FM180216
2005 HONDA	CIVIC			JHMES966455019760
2006 TOYOTA	HIGHLANDER			JTEEW21AX60012720
2000 FORD	E150	VA	TNP4692	1FTNE2429YH80929

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

2013 CHEVROLET	EQUINOX			2GNFLEEK4D6171279
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**METROPOLITAN TOWING INC
8005 OLD BRANCH AVE
CLINTON, MD 20735
(301) 568-4400**

1999 FORD	F150	VA	XEF9365	1FTRX17L3XKB08586
2004 HONDA	ACCORD	VA	TUT8615	JHMCM56734C026808
2007 LINCOLN	TOWN CAR	VA	TTP8596	1LNHM81W97Y607918

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

2004 CHEVROLET	3500 SERIES	MD	5FB9244	1GCJC33G44F264394
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149227 (3-20)

LEGALS

NOTICE

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

v.
Deborah Sandrus Waller

AND

Royston L. Clement

2109 Wintergreen Avenue
District Heights, MD 20747
Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002040**

Notice is hereby given this 13th day of March, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$288,000.00. The property sold herein is known as 2109 Wintergreen Avenue, District Heights, MD 20747.

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

True Copy—Test:
Mahasin El Amin, Clerk
149222 (3-20,3-27,4-3)

ORDER OF PUBLICATION

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

vs.

THE ESTATE OF LOUIS B. MARSHALL,
DAVID RICKS MARSHALL,
MANUFACTURERS AND
TRADERS TRUST COMPANY,
RICHARD E. SOLOMON,
TRUSTEE,
RICHARD J. ROGERS, TRUSTEE,
MICHAEL MCKEEFERY,
TRUSTEE,
CHRISTIANNA KERSEY,
TRUSTEE,
KEVIN HILDEBEIDEL, TRUSTEE,
KYLE BLACKSTONE, TRUSTEE,
KATHLEEN YOUNG, TRUSTEE,
MARYLAND DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT,
ANTHONY J. MOHAN, TRUSTEE
MARK S. PETRAUSKAS,
TRUSTEE,
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 4621 BROMLEY AVE

AND

Unknown Owner of the property 4621 BROMLEY AVE described as follows: Property Tax ID 06-0618686 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

**IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-001142**

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:

9,285.0000 Sq.Ft. & Imps. Bradbury Park Lot 28 Bk E, Assmt \$264,300 Lib 33964 Fl 238, and assessed to Marshall Louis B Etal. 06 0618686, 004621 Bromley Ave, Suitland, Md 20746

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 11th day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 4th day of April, 2025, warning all persons interested in the property to appear in this Court by the 13th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149173 (3-20,3-27,4-3)

NOTICE

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

v.
Patricia A. Ray
510 62nd Avenue
Fairmount Heights, MD 20743
Defendant

Patricia A. Ray
510 62nd Avenue
Fairmount Heights, MD 20743
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-006222**

Notice is hereby given this 13th day of March, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$222,000.00. The property sold herein is known as 510 62nd Avenue, Fairmount Heights, MD 20743.

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

True Copy—Test:
Mahasin El Amin, Clerk
149224 (3-20,3-27,4-3)

NOTICE

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

v.
Karon Cooper
5521 Helmont Drive
Oxon Hill, MD 20745
Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-000463**

Notice is hereby given this 13th day of March, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, unless cause to the contrary thereof be shown on or before the 14th day of April, 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 14th day of April, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$299,628.40. The property sold herein is known as 5521 Helmont Drive, Oxon Hill, MD 20745.

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

True Copy—Test:
Mahasin El Amin, Clerk
149223 (3-20,3-27,4-3)

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 appointed 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, USA.

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 the following Maryland counties:

PRINCE GEORGE'S COUNTY

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

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

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

PATRICK MICHAEL DONOHUE
Foreign Personal Representative

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

Estate No. 136166
149147 (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
S. T. DANIEL

Notice is given that Ann-Margaret Roberts, whose address is 5129 Nannie Helen Burroughs Ave NE, Apt 311, Washington, DC 20019, was on November 19, 2024 appointed Personal Representative of the estate of S. T. Daniel, who died on January 11, 2023 without a will.

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

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

ANN-MARGARET ROBERTS
Personal Representative

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RAYMOND COLIN BARTON, JR.

Notice is given that Thomas J. Kokolis, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on February 24, 2025 appointed Personal Representative of the estate of Raymond Colin Barton, Jr., who died on January 30, 2024 without a will.

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

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

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 133585
149217 (3-20,3-27,4-3)

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS GIVEN that the Galveston Justice court of Galveston county, Texas appointed Marqueta A. Sam, whose address is 2602 Rosalee St, La Marque, TX 77568, as the Independent Executrix of the Estate of Walter Earl Hunter who died on December 12, 2023 domiciled in Texas, USA.

The Maryland resident agent for service of process is Rena Carlton, whose address is 6311 Wood Point Drive, Glenn Dale, MD 20760.

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

PRINCE GEORGE'S COUNTY

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

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

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

MARQUETTA A SAM
Foreign Personal Representative

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

Estate No. 133560
149220 (3-20,3-27,4-3)

NOTICE

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

v.

Monica L. Plummer
4414 71st Avenue
Hyattsville, MD 20784
Defendant

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

Notice is hereby given this 26th day of February, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of March, 2025.

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

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

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

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the entrance to the **Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 04/04/2025. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10134
2009 BMW
VIN# WBAWL13539PX24555
City Side Auto Body
6320 AARON Ln
Clinton

LOT#10578
2018 FORD
VIN# 1FADP3F23JL212792
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10579
2019 FORD
VIN# 3FA6P0RU3KR106754
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10647
2019 FORD
VIN# 3FA6P0LU1KR109936
CITY SIDE AUTO BODY
6320 AARON LN
CLINTON

LOT#10650
2014 FORD
VIN# 3FADP4EJ1EM234230
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10651
1997 FORD
VIN# 1FBJS31L2VHA24452
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10652
2015 FORD
VIN# 1FT8X3DT9FED04203
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10653
2019 FORD
VIN# MAJ653GL2KC296314
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10654
2008 FORD
VIN# 1FDWFP3698EB34660
GABE'S SERVICES
5294 AGRO DR
FREDERICK

LOT#10660
2001 FORD
VIN# 1FAPP46V81F227201
LOTHIAN SUNOCO
5511 SOUTHERN MARYLAND BLVD
LOTHIAN

LOT#10661
2009 HONDA
VIN# 1HGCP36829A022551
LOTHIAN SUNOCO
5511 SOUTHERN MARYLAND BLVD
LOTHIAN

LOT#10662
2015 VOLVO
PRECISION TUNE AUTO CARE
10604 REISTERSTOWN RD
OWINGS MILLS

LOT#10663
2012 FREIGHTLINER
VIN# 1FUJGLDR4CSBR8211
EYRE HEAVY DUTY FLEET SERVICES
13600 TRIADELPHIA RD
GLENELG

LOT#10664
2015 FREIGHTLINER
VIN# 3ALACWDT1FDGU5122
EYRE HEAVY DUTY FLEET SERVICES
13600 TRIADELPHIA RD
GLENELG

LOT#10665
2010 TOYOTA
VIN# JTDKN3DU2A0185842
DG AUTOBODY
7615 RICKENBACKER DR
GAITHERSBURG

LOT#10666
2018 MITSUBISHI
VIN# ML32F3F4JHF09817
DG AUTOBODY
7615 RICKENBACKER DR
GAITHERSBURG

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

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

149226 (3-20,3-27)

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,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2754 IVERSON ST, CONDO UNIT: 72, TEMPLE 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

149104 (3-13,3-20,3-27)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a
quote.

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANEL LAWON BURDETTE

Notice is given that Dantonio Burdette, whose address is 10718 Featherstone Dr, Ft Washington, MD 20744-3952, and Deja Burdette, whose address is 10718 Featherstone Dr, Ft Washington, MD 20744-3952, were on March 6, 2025 appointed Co-Personal Representatives of the estate of Janel Lawon Burdette, who died on February 3, 2025 without a will.

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

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

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

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

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

DANTONIO BURDETTE
DEJA BURDETTE
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. 136580
149218 (3-20,3-27,4-3)

LEGALS

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

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

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 dates:

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

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

JEFFREY JOHN LYNCH
Foreign Personal Representative

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

Estate No. 136444
149148 (3-13,3-20,3-27)

LEGALS

**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 representative.

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
CERETA A. LEE
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
PHONE: (301) 952-3250

149146 (3-13,3-20)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

SUANY CARCAMO

VS.

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 ABSOLUTE DIVORCE naming him/her as the defendant and seeking the Divorce on the Grounds of Six (6)-Month Separation and stating that the Defendant's last known address is: 7500 Epping Ave, Fort Washington, MD 20744, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Byron Lopez, 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 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 DEFENDANT, BYRON LOPEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th 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
149150 (3-13,3-20,3-27)

LEGALS

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

COUNCIL OF UNIT OWNERS OF
FOREST SPRING CONDOMINIUM
Plaintiff

v.

SHIRLEY R. WOOD
Defendant

**In the Circuit Court for Prince
George's County
Case No.: CAL22-15957**

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

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

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

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

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

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

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

Estate No. 135560
149220 (3-20,3-27,4-3)

v.

Mary Christine Kuntow
AND

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

7006 Flagharbor Drive
District Heights, MD 20747
Defendants

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

Notice is hereby given this 26th day of February, 2025, by the Circuit Court for Prince George's County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 28th day of March, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George's County, once in each of three successive weeks before the 28th day of March, 2025.

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

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

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

LEGALS

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 claimant;

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

If the claim is contingent, the nature 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 unenforceable.

Date of first publication: March 13, 2025.

JACOB LOUIS YERKIE
Trustee

149149 (3-13,3-20,3-27)

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS GIVEN that the Galveston Justice court of Galveston county, Texas appointed Marqueta A. Sam, whose address is 2602 Rosalee St, La Marque, TX 77568, as the Independent Executrix of the Estate of Walter Earl Hunter who died on December 12, 2023 domiciled in Texas, USA.

The Maryland resident agent for service of process is Rena Carlton, whose address is 6311 Wood Point Drive, Glenn Dale, MD 20760.

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

PRINCE GEORGE'S COUNTY

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

(1) Six months from the date of the

LEGALS

ORDER OF PUBLICATION

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

MARION THOMAS,
WILLIE MAE THOMAS,
PRINCE GEORGE'S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George's County and known as 3107 AMADOR DR

AND

Unknown Owner of the property 3107 AMADOR DR described as follows: Property Tax ID 20-2271419 on the Tax Roll of Prince George's County, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE'S COUNTY CASE NO.: C-16-CV-25-001005

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 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:

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

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George's County once a week for three (3) successive weeks on or before the 28th day of March, 2025, warning all persons interested in the property to appear in this Court by the 6th day of May 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149085 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

GABRIEL HORCHLER
Plaintiff
v.

DAVID J. DELARIA, et. al.
Defendants

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

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

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

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

It is thereupon this 24th day of February, 2025, by the Circuit Court for Prince George's County, that notice be given by the insertion of a copy of this order in the Prince Georges Post newspaper once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 29th day of April, 2025, and redeem the property with Parcel Identification Number 020166371 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

PT LT 39 EQ 3498 SF 3,498.0000 SQ FT HIDDEN VILLAGE 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, Maryland 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 06-0434068 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 encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149028 (3-6,3-13,3-20)



ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 13900 FARNSWORTH LN, UNIT 4302, UPPER MARLBORO, MD 20772, Parcel No. 03-3124708, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

1,276.0000 SQ FT & IMPS NORMANDY PLACE CON

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 03-3124708 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149088 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 9500 CROOM RD, UPPER MARLBORO, MD 20772, Parcel No. 04-0257014, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

PT LOT 8 1.6500 ACRES & IMPS BROOKRIDGE

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 04-0257014 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149089 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 401, FORT WASHINGTON, MD 20744, Parcel No. 05-0366740, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

UNIT 401 3.0000 SQ FT & IMPST PROSPECT SQUARE OF

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 05-0366740 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149090 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 5615 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0482703, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

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

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 06-0482703 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149095 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 10903 INDIAN HEAD HWY, UNIT 402, FORT WASHINGTON, MD 20744, Parcel No. 05-0366757, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

UNIT 402 3.0000 SQ FT & IMPST PROSPECT SQUARE OF

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 05-0366757 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149091 (3-6,3-13,3-20)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 5611 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0505776, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

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

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 06-0505776 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149096 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 9707 THORNCREST DR, FORT WASHINGTON, MD 20744, Parcel No. 05-3414703, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

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

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

2.1200 ACRES JACKSON ESTATES LOT 4

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

It is thereupon this 3rd day of March, 2025, by the Circuit Court for Prince George's County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George's County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 6th day of May, 2025, and redeem the property with Parcel Identification Number 05-3414703 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149092 (3-6,3-13,3-20)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff
vs.

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,

And

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 VILLAGE 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 encumbrances.

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)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
vs.

SHIRLEY V ASHTON
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 7143 DONNELL PL, UNIT 7143 C5, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0528786,

And

ANY UNKNOWN OWNER OF THE PROPERTY 7143 DONNELL PL, UNIT 7143 C5, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0528786, 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-25-001103

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0528786 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:

7143-Unit-C-5 2,545.0000 SQ FT & IMPS HOLLY HILL CONDO

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

It is thereupon this 10th 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 13th day of May, 2025, and redeem the property with Parcel Identification Number 06-0528786 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

149163 (3-20,3-27,4-3)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
vs.

LILLIAN E LANDRUM
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3809 SAINT BARNABAS RD, UNIT T3, SUITLAND, MD 20746, Parcel No. 06-0574418,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3809 SAINT BARNABAS RD, UNIT T3, SUITLAND, MD 20746, Parcel No. 06-0574418, 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-25-001104

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0574418 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 3809 T 3 1,693.0000 SQ FT & IMPS MARLOW TOWERS COND

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

It is thereupon this 10th 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 13th day of May, 2025, and redeem the property with Parcel Identification Number 06-0574418 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

149164 (3-20,3-27,4-3)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
vs.

ALBERT J JR WILLIAMS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4002 LYONS ST, TEMPLE HILLS, MD 20748, Parcel No. 06-0588053,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4002 LYONS ST, TEMPLE HILLS, MD 20748, Parcel No. 06-0588053, 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-25-001105

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0588053 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:

4,947.0000 SQ FT & IMPS HILL-CREST HEIGHTS LOT 9 BLK E

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

It is thereupon this 10th 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 13th day of May, 2025, and redeem the property with Parcel Identification Number 06-0588053 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

149165 (3-20,3-27,4-3)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
vs.

ANWAR S SALEEM & ANDRE T BROOKS
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6305 GATEWAY BLVD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0593038,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6305 GATEWAY BLVD, DISTRICT HEIGHTS, MD 20747, Parcel No. 06-0593038, 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-25-001108

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0593038 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:

6,774.0000 SQ FT & IMPS DISTRICT HEIGHTS LOT 7 BLK 5

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

It is thereupon this 10th 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 13th day of May, 2025, and redeem the property with Parcel Identification Number 06-0593038 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

149166 (3-20,3-27,4-3)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
vs.

JOHN F DUDLEY
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 3857 SAINT BARNABAS RD, UNIT T204, SUITLAND, MD 20746, Parcel No. 06-0622399,

And

ANY UNKNOWN OWNER OF THE PROPERTY 3857 SAINT BARNABAS RD, UNIT T204, SUITLAND, MD 20746, Parcel No. 06-0622399, 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-25-001264

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0622399 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 3857 T 20 4 1,693.0000 SQ FT & IMPS MARLOW TOWERS CONDO

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

It is thereupon this 11th 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 16th day of May, 2025, and redeem the property with Parcel Identification Number 06-0622399 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

149177 (3-20,3-27,4-3)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,
vs.

LESLIE L SPICER
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 18509 QUEEN ANNE RD, UPPER MARLBORO, MD 20774, Parcel No. 07-0715938,

And

ANY UNKNOWN OWNER OF THE PROPERTY 18509 QUEEN ANNE RD, UPPER MARLBORO, MD 20774, Parcel No. 07-0715938, 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-25-001268

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0715938 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:

SUBJ TO AGTX 12.8200 ACRES & IMPS

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

It is thereupon this 11th 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 16th day of May, 2025, and redeem the property with Parcel Identification Number 07-0715938 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

149178 (3-20,3-27,4-3)

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LEGALS

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438 Riverside Dr
Pasadena, MD 21122-5042

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JUDITH MUTTY

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

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

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

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

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

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

LAWRENCE R HARRIS III
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135394
149052 (3-6,3-13,3-20)

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 will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 24th day of August, 2025.

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

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

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

ANITHA ATKINS
Personal Representative

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

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 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 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.

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
149129 (3-13,3-20,3-27)

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
Estate No. 134829
149130 (3-13,3-20,3-27)

Erica A. R. Redmond, Esq.
8562 Fort Smallwood Road
Pasadena, MD 21122
410-255-0373

**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 representative or the attorney.

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

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

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

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

NEETA SAMPAT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135408
149136 (3-13,3-20,3-27)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSAN POTTER DUNNIGAN

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

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

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

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

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

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

FRANK J. DUNNIGAN
Personal Representative

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE GILL SMITH

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

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

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

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

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

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

RAE SMITH
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136323
149065 (3-6,3-13,3-20)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHAN MICHAEL PINCKNEY

Notice is given that Kim Mason Pinckney, whose address is 4803 Grid St, Bowie, MD 20720-3417, was on February 21, 2025 appointed Personal Representative of the estate of Stephan Michael Pinckney, who died on November 17, 2024 without a will.

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

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

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

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

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

KIM MASON PINCKNEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136310
149066 (3-6,3-13,3-20)

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

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

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of August, 2025.

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

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

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

MARK BOYCE SR
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136345
149067 (3-6,3-13,3-20)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
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 December 24, 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 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.

SHELLEY TERRY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136115
149138 (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
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 without a will.

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

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

MARVIN CREDLE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136540
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 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
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136502
149140 (3-13,3-20,3-27)

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