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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

**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
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)

**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)

**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)

LEGALS

**City of Bowie
Community Development Block Grant Program
Notice of Public Meeting**

In accordance with guidelines established by the U.S. Department of Housing and Urban Development (HUD), notice is hereby given that the City of Bowie, as an Entitlement Community in the federal Community Development Block Grant (CDBG) Program, solicits public participation in the development of the *Annual Action Plan* for fiscal year 2026 (HUD FY25) at a virtual Public Meeting to be held on Wednesday March 12 and Wednesday April 2 at 7 p.m. Register for the virtual meeting online at <https://www.city-of-bowie.org/aap>. All City CDBG documents are posted on the City's website: <https://www.cityofbowie.org/Archive.aspx?AMID=45>

The *Annual Action Plan* provides the City's planned programs and resource allocations for the implementation of objectives outlined in the Five-Year Strategy Plan, which is included in the Consolidated Plan for Community Development. The Five-Year Strategy Plan identifies community needs and proposed solutions in the areas of Housing, Special Needs, Economic Development, and Non-Housing Community Development. The City's CDBG programs are the Housing Rehabilitation program, Fair Housing Training, and the Workforce Development & Life Skills Training program. These programs are available for residents throughout the City.

The "Draft Annual Action Plan, FY 2026" will also be available for review on the City of Bowie website from April 9, 2025 – May 9, 2025.

Accommodation for persons with disabilities and non-English speaking residents will be provided upon request. For additional information, please call 301-809-3009.

Alfred D. Lott
City Manager

149276 (3-27)

LEGALS

On April 22, 2025, the Board of Commissioners for the Town of Upper Marlboro will be holding a Public Hearing regarding Charter Amendment Resolution 01-2025:

A CHARTER AMENDMENT RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE TOWN OF UPPER MARLBORO, MARYLAND, AMENDING SECTION 82-32 (VACANCIES), OF THE CHARTER OF THE TOWN OF UPPER MARLBORO TO ALTER THE PROCESS FOR FILLING VACANCIES ON THE BOARD OF COMMISSIONERS, TO PROVIDE FOR FILLING VACANCIES DURING THE FIRST HALF OF A COMMISSIONER'S TERM BY SPECIAL ELECTION AND FILLING VACANCIES DURING THE SECOND HALF OF A COMMISSIONER'S TERM BY APPOINTMENT BY THE COMMISSION.

Copies are available at Town Hall, 14211 School Lane Upper Marlboro, Maryland 20772 and online at www.UpperMarlboroMD.gov. – Town of Upper Marlboro; By Clayton Anderson, Town Administrator.

149292 (3-27)

LEGALS

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)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs.

LEE AUDREY, GEORGE A, III & BRADLEY M WATSON
Prince George's County, Maryland
Occupant
Unknown Owners
GEORGE A WATSON III
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 10212 PRINCE PL, UNIT 7-106, UPPER MARLBORO, MD 20774, Parcel No. 13-1398494,

And

ANY UNKNOWN OWNER OF THE PROPERTY 10212 PRINCE PL, UNIT 7-106, UPPER MARLBORO, MD 20774, Parcel No. 13-1398494, 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-25-001385

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 13-1398494 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 7-106 BLDG 7 2,653.0000 Sq.Ft. & Imps. Pines Condominium

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 13-1398494 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

149238 (3-27,4-3,4-10)

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 5609 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0593343,

And

ANY UNKNOWN OWNER OF THE PROPERTY 5609 OLD BRANCH AVE, TEMPLE HILLS, MD 20748, Parcel No. 06-0593343, 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-25-001263

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0593343 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:

Farm 43,560.0000 Sq.Ft. & Imps. T B Middleton Farm Lot 9

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 06-0593343 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

149230 (3-27,4-3,4-10)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs.

DESIDERIO P SISON JR & ZENaida M SISON
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 570 WILSON BRIDGE DR, UNIT 6771 C-2, OXON HILL, MD 20745, Parcel No. 12-1319516,

And

ANY UNKNOWN OWNER OF THE PROPERTY 570 WILSON BRIDGE DR, UNIT 6771 C-2, OXON HILL, MD 20745, Parcel No. 12-1319516, 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-25-001343

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319516 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:

Condominium Bl Dg 20 Unit 6771 C-2 2,001.0000 Sq.Ft. & Imps. Wilson Bridge

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 12-1319516 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

149234 (3-27,4-3,4-10)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs.

YENDYS 2 LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 2204 SHADYSIDE AVE, SUITLAND, MD 20746, Parcel No. 06-0656157,

And

ANY UNKNOWN OWNER OF THE PROPERTY 2204 SHADYSIDE AVE, SUITLAND, MD 20746, Parcel No. 06-0656157, 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-25-001265

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-0656157 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:

W Pt Of N Half of Lot 8 6,500.0000 Sq.Ft. Bradbury Sub Blk P

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 06-0656157 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

149231 (3-27,4-3,4-10)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs.

DARLITO G. QUIMEN AND ANGELINA G. QUIMEN, TRUSTEES UNDER THE QUIMEN REVOCABLE TRUST DATED 2/28/2003
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 580 WILSON BRIDGE DR, UNIT 6781 D-1, OXON HILL, MD 20745, Parcel No. 12-1319920,

And

ANY UNKNOWN OWNER OF THE PROPERTY 580 WILSON BRIDGE DR, UNIT 6781 D-1, OXON HILL, MD 20745, Parcel No. 12-1319920, 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-25-001372

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 12-1319920 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:

Bldg 21 Unit 6 781 D-1 2,001.0000 Sq.Ft. & Imps. Wilson Bridge

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 12-1319920 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

149235 (3-27,4-3,4-10)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs.

2102 WILLOW TREE LLC
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 6402 BUSHEY DR, TEMPLE HILLS, MD 20748, Parcel No. 06-3803160,

And

ANY UNKNOWN OWNER OF THE PROPERTY 6402 BUSHEY DR, TEMPLE HILLS, MD 20748, Parcel No. 06-3803160, 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-25-001266

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 06-3803160 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:

11,118.0000 SQ FT HAVERSTOCK HILLS-J LOT 2

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 06-3803160 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

149232 (3-27,4-3,4-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ETHEL L RIVERS

Notice is given that Paul Rivers Jr, whose address is 15311 Forest Lake Court, Darnestown, MD 20874, was on January 13, 2025 appointed Personal Representative of the estate of Ethel L Rivers, who died on September 27, 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 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.

PAUL RIVERS 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. 135818
149273 (3-27,4-3,4-10)

ORDER OF PUBLICATION

COLUMBIA LIENS LLC Plaintiff,

vs.

FREDERICK J CORDER & MARILYN MCPHERSON-CORDER
Prince George's County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 4000 MITCHELLVILLE RD, UNIT A-302, BOWIE, MD 20716, Parcel No. 07-0669978,

And

ANY UNKNOWN OWNER OF THE PROPERTY 4000 MITCHELLVILLE RD, UNIT A-302, BOWIE, MD 20716, Parcel No. 07-0669978, 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-25-001267

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 07-0669978 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 A302 4,423.0000 Sq.Ft. & Imps. Omni Professional

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

It is thereupon this 17th 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 20th day of May, 2025, and redeem the property with Parcel Identification Number 07-0669978 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

149233 (3-27,4-3,4-10)

LEGALS

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
JUDITH RIVERS

Notice is given that Melissa Mobley, whose address is 717 S Cherry Grove Avenue #202, Annapolis, MD 21401, was on March 12, 2025 appointed Personal Representative of the estate of Judith Rivers, who died on May 28, 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; 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.

MELISSA MOBLEY
Personal Representative

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

Estate No. 131743
149275 (3-27,4-3,4-10)

LEGALS

ORDER OF PUBLICATION

Palomino Holdings, LLC
25 Hooks Ln Suite 202
Pikesville, MD 21208

Plaintiff

v.

REBUILD AMERICA INC.,
S/O Resident Agent or Other Authorized Person
940 Centre Cir, Suite 2005
Altamonte Springs, FL 32714

and

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

and

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

and

The County Executive and County Council of Prince George's County
S/O Rhonda L. Weaver,
County Attorney
1301 McCormick Drive, Suite 4100
Largo, MD 20774

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George's County, known as 11801 Tamer Court and described as 20, 735.0000 Sq.Ft & Imps: Being known as District Account Number: 05 0291401, Block A Lot 75 on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George's County, Maryland CASE NO.: C-16-CV-25-001363

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 11801 Tamer Court in Prince George's County, State of Maryland, sold by the Finance Officer of Prince George's County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer's and/or Director's tax roll and Deed hereinafter referred to is: known as 11801 Tamer Court and described as 20, 735.0000 Sq.Ft & Imps: Being known as District Account Number: 05 0291401, Block A Lot 75 on the Tax Roll of the Director of Finance.

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

It is thereupon this 17th 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 consecutive weeks, warning all persons interested in the property to appear in this Court by the 20th day of May, 2025, and redeem the

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)

**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 Drumshugh 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)

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

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

Adoption No. C-16-FM-24-009300

To: **TABITHA NADEAN MCKINLEY**, Biological Mother: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Maryland: Adoption No. C-16-FM-24-009300. All persons who believe themselves to be the parent of a male child born on August 18, 2014, in Allegany County, Maryland, to **TABITHA NADEAN MCKINLEY**, birth date September 27, 1994, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

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

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

**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 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.

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)

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.

DONTONIO 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 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 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.

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)

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)

**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

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)

**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)

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: 4/7/2025.

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

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

2012 HYUNDAI	ELANTRA MD	8DM9208	5NPDH4AE1CH078144
2019 CHEVROLET	SPARK MD	7DZ5859	KL8CB6SA6KC814406
1997 CHEVROLET	BLAZER VA	TNP4283	1GNDT13W6V2230563
2007 NISSAN	MURANO VA	TVZ8823	JN8AZ08W87W660169
2016 KIA	FORTE VA	TXJ2855	KNAFK4A63G5524395
2012 CADILLAC	SRX MD	5CM0045	3GYFND33CS578395
2007 MERCEDES-BENZ	S550 MD	8DS2420	WDDNG71X57A059223
2019 MITSUBISHI	OUTLANDER VA	M6320	JA4FP3AU0KJ008818
2014 CHRYSLER	MINI COOP MD	7EV1294	WMWZC359EWP26111
2010 KIA	FORTE MD	9AA9838	KNAFU4A25A5819948

149289 (3-27)

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Call Today
301-627-0900**

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 8, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:30 P.M.

Notice is hereby given that on Tuesday, April 8, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-002-2025 (DR-3) AN ACT CONCERNING WATERCRAFT PARKED ON COUNTY ROADS for the purpose of prohibiting the parking of watercraft on public streets, roads, highways, and rights of way within the County; to establish fines and penalties for parking a personally-owned watercraft on public streets, roads, highways, and rights of way in the County; to permit the towing and impounding of any personally-owned watercraft after a certain number of violations; and generally relating to the prohibition of parking a personally-owned watercraft on public streets, roads, highways, and rights-of-way in Prince George's County.

CB-007-2025 (DR-2) AN ACT CONCERNING COUNTY EMPLOYEE ACCESS TO IN VITRO FERTILIZATION AND EGG FREEZING FERTILITY COVERAGE for the purpose of requiring that any health insurer contracted to offer health insurance plans to county employees include health insurance plans which will feature and have IVF and Egg Freezing fertility coverage as an offered part of health insurance.

CB-014-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT - INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (FIRE FIGHTERS, PARAMEDICS AND FIRE FIGHTER/MEDICS) for the purpose of amending the labor agreement by and between Prince George's County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Fire Fighters, Paramedics and Fire Fighter/Medics), to provide for wages and certain other terms and conditions of employment for personnel classifications initially certified by the Prince George's County Public Employee Relations Board or as amended by the Office of Human Resources Management.

COUNCIL RESOLUTION

CR-023-2025 A RESOLUTION CONCERNING THE ENACTMENT OF CERTAIN ORDINANCE OF THE CITY OF BOWIE for the purpose of approving the enactment of Ordinance O-1-25 amending Chapter 26 of the Code of the City of Bowie, concerning municipal zoning authority.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

149282 (3-27,4-3)

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: 4/7/2025.

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

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

2001 CHEVROLET SUBURBAN 3GNFK16TX1G252841
2010 HYUNDAI ELANTRA MD T1493896 KMHDU4AD7AU198323

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

2003 CHEVROLET EXPRESS MD 3EA4341 1CGCG25V431216023
2013 TRAILER TRAILER ME C246738 1UYV525325M442004
2012 WAHASH TRAILER ME 45TLR9162Z 1JVV532DXCL601984
2005 ACURA MDX MD T1261910 2HNYD18275H528330
2011 HMDE TRAILER MD 99187TL AC232470MD
2014 NISSAN ROGUE DC EH3645 5N1AT2MK1EC789246
1985 FORD E-350 MD 6Z3531 1FDKE30L8GHC22329
2010 CHEVROLET MALIBU VA TEN1821 1GLZC5E09AF256116
2014 AUDI S5 WAUCGAFR9EA035994
2020 FREIGHTLINER CASCADIA MD 0755F9 3AKJHHDR9LSLP2439
2022 BIG TEX BIG TEX ME 5046393 16V3F4821N6172314
1988 NAVISTAR 1954 MD 6EB8783 1HTLDTVP9JH560517
2010 FORD EDGE 2FMDK3JC4ABA80288
2010 LINCOLN NAVIGATOR PA LRC1880 5LMJJ2J55AEJ03922
2000 GMC C6 VA UDW8830 AVU62025607068
2018 FREIGHTLINER M2 MN YCF4435 3ALACWFCXJDJW0500
2018 FREIGHTLINER M2 MD 3FA2383 3ALACWFC1JDJK0452
1995 GEO TRACKER PA JPL7726 2CNBJ1864S6924810
2021 CHEVROLET MALIBU 1G1ZC5S17MF087264

J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2014 NISSAN SENTRA 3N1AB7AP9EY252123

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

2005 FORD TAURUS MD 86332CJ 1FAPP5327YA142857
2007 NISSAN MAXIMA GA RAP9607 1N4BA41E47C862241
2005 DODGE RAM DC FX8820 1D7HU18D65J614921

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

2003 DODGE NEON 1B3E56C73D260179

LEGALS

1995 CHEVROLET TAHOE 1GNEK13K5SJ426001
1990 DODGE RAM 3B4GE07Y2LM020020
2000 DODGE DAKOTA 1B7FL26X4Y5S82573
2015 DODGE DART 1C3CDFBB4FD378704
2002 CHEVROLET MONTECARLO 2G1WW12E629320822
2008 TOYOTA SCION MD 5EDJ93 JTLKE50E781055333
1998 DODGE DAKOTA 1B7GL22X6WS662416
2000 DODGE DAKOTA 1B7GL22X7Y5573893
1970 DODGE DART LH23C3B270655
2007 PONTIAC TRANS SPORT MD 2740L0 2W87Z7N175171
2000 DODGE DAKOTA/RAM MD 27N068 1B7FL26X2Y5515292
2018 TRAILER TRAILER VA 142088TR 1YR130909Y021178

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

2011 TOYOTA RAV4 2T3BF4DV5BW098476
2006 HONDA CIVIC DE XP81939 2HGFA16836H527045
2007 BMW 335I MD 7GB1337 WBAWB73527P038543
2007 NISSAN ARMADA PA 3875865 5N1BA08A07N716313
2004 TOYOTA SOLARA DC FV6548 4T1CA30P24U022181
2014 NISSAN SENTRA TN 436BLNL 3N1AB7AP5EY271297

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

1990 CHEVROLET CAPRICE MD Z46864 1G1BL5479LA155318

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

2018 HYUNDAI KONA FL QWMM66 KM8K22AA0JU066835
2010 HONDA ODYSSEY 5FNRL3H62AB019547
2022 DODGE RAM PROMASTER MD 7EJ7646 3C6MRVJG3NE141425
2006 FORD E350 MD 1EW1000 1FB5S11L86HA33307

149288 (3-27)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 15, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 15, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

THE HOUSING & COMMUNITY DEVELOPMENT
ANNUAL ACTION PLAN FY-2026
FEDERAL GRANTS APPLICATION
(COUNCIL RESOLUTION NO. 032-2025)

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Annual Action Plan for FY 2026 submitted by the County Executive on March 7, 2025 for County Council approval.

The purpose of the hearing is to give all interested persons an opportunity to express their views regarding the projects and funding allocations contained in the proposed Annual Action Plan.

The Annual Action Plan reflects the County's most critical housing and community development needs as identified in the FY 2026-2030 Consolidated Plan. Additionally, the Annual Action Plan serves as the grant application for the following federal entitlement program funds: Community Development Block Grant ("CDBG") Program, HOME Investment Partnerships ("HOME") Program, and the Emergency Solutions Grants ("ESG") Program

The County's estimated entitlements for FY 2025 are as follows: Community Development Block Grant (CDBG) - \$5,613,506.00 plus \$471,732.00 (Program Income); HOME Investment Partnership (HOME) - \$2,187,892.87 plus \$997,197.00 (Program Income); and Emergency Solutions Grant (ESG) \$465,086.00 plus \$465,086.00 (Matching Funds). All of these grant programs are administered by the U. S. Department of Housing and Urban Development (HUD).

CR-032-2025 is available for viewing on the County Council's Legislative/Zoning Information System (LZIS) at: <https://pgccouncil.us/LZIS>

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

149285 (3-27,4-3)

LEGALS

TOWN OF BERWYN HEIGHTS NOTICE
OF A PROPOSED
REAL PROPERTY TAX RATE INCREASE

For the taxable year beginning July 1, 2025, the Town Council of the Town of Berwyn Heights proposes to increase real property tax rates from \$.545 per \$100 of assessment to \$.57 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7:00PM on April 9, 2025, at 5700 Berwyn Rd, Berwyn Heights, MD 20740.

The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call (301) 474-5000 for further information.

149281 (3-27)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 15, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, April 15, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTIONS:

CR-027-2025 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the New Carrollton - Affordable - Phase 1 project, an eligible activity, for gap financing of new affordable rental housing construction.

CR-029-2025 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the New Carrollton - Affordable - Phase 2 project, an eligible activity, for gap financing of new affordable rental housing construction.

CR-031-2025 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of one million, nine hundred thousand dollars (\$1,900,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Park Place at Addison Road Metro project, an eligible activity, for gap financing of new affordable rental housing construction.

CR-035-2025 A RESOLUTION CONCERNING HOUSING INVESTMENT TRUST FUND ("HITF") FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of committing and allocating the amount of two million, five hundred thousand dollars (\$2,500,000) in Prince George's County Housing Investment Trust Fund ("HITF") Program funds to the Penn Place I project, an eligible activity, for gap financing of new affordable rental housing construction.

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

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

149283 (3-27,4-3)

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

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, APRIL 15, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

6:00 P.M.

Notice is hereby given that on Tuesday, April 15, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL RESOLUTION

CR-033-2025 A RESOLUTION CONCERNING FISCAL YEAR ("FY") 2026 - 2030 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE FOR HOUSING AND COMMUNITY DEVELOPMENT for the purpose of approving and adopting the Prince George's County Fiscal Year ("FY") 2026 - 2030 Analysis of Impediments to Fair Housing Choice for Housing and Community Development (the "Analysis of Impediments").

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

149284 (3-27,4-3)

ADVERTISE!
Call Today 301-627-0900

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ORLANDO NAVARRETE

Notice is given that Daniel Navarrete, whose address is 12304 Firtree Ln, Bowie, MD 20715-2510, was on March 12, 2025 appointed Personal Representative of the estate of Orlando Navarrete who died on April 5, 2024 with a will.

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

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

DANIEL NAVARRETE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135272
149260 (3-27-4-3,4-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS DORITA MCKINNEY

Notice is given that DWIGHT A MCKINNEY II, whose address is 2670 Homecoming Court, Waldorf, MD 20603, was on November 15, 2024 appointed Personal Representative of the estate of PHYLLIS DORITA MCKINNEY who died on April 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 15th 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.

DWIGHT A MCKINNEY II
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134075
149261 (3-27-4-3,4-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARY LEGGO
AKA: MARY LOUISE LEGGO**

Notice is given that Bryan Leggo, whose address is 2304 Porter Ave, Suitland, MD 20746-1057, was on December 6, 2024 appointed Personal Representative of the estate of Mary Leggo who died on August 4, 2024 with a will.

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

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

BRYAN LEGGO
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135507
149262 (3-27-4-3,4-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN R GORMAN

Notice is given that Cully G Infante, whose address is 3109 Fern Hill Ct, Edgewater, MD 21037-2632, was on September 26, 2024 appointed Personal Representative of the estate of John R Gorman who died on September 16, 2024 with a will.

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

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

CULLY G INFANTE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 134915
149263 (3-27-4-3,4-10)

LEGALS

**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 Montina 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)

Your Newspaper of Legal Record 301-627-0900

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

Edwin G. Fee, Jr., Esquire
Whiteford, Taylor & Preston L.L.P.
Towson Commons, Suite 300
One West Pennsylvania Avenue
Towson, Maryland 21204-5025
410-832-2000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GOLDA E. QUESINBERRY

Notice is given that Lisa Allen, whose address is c/o Edwin G. Fee, Jr., Esquire, Whiteford, Taylor & Preston L.L.P., Towson Commons, Suite 300, One West Pennsylvania Avenue, Towson, MD 21204-5025, was on February 18, 2025 appointed Personal Representative of the estate of Golda E. Quesinberry who died on January 4, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 18th day of August, 2025.

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

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

LISA 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. 136354
149258 (3-27,4-3,4-10)

Lena Clark, Esquire
Law Office of Lena A. Clark, LLC
129 W. Patrick Street, Suite 11
Frederick, MD 21701
301-696-0567

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY WELDON RICHARDSON, SR.

Notice is given that Larry W. Richardson, Jr., whose address is 2449 Rippling Brook Road, Frederick, MD 21701, was on December 27, 2024 appointed Personal Representative of the estate of Larry Weldon Richardson, Sr., who died on October 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 27th 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.

LARRY W. RICHARDSON, 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. 135746
149267 (3-27,4-3,4-10)

Mariela C. D'Alessio
6 North Park Drive, Suite 108
Hunt Valley, MD 21030
410-600-3721

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER CARTER, JR.

Notice is given that Princess K. Carter, whose address is 13608 Long Island Drive, Pflugerville, TX 78660, was on March 13, 2025 appointed Personal Representative of the estate of Walter Carter, Jr. who died on September 30, 2024 with a will.

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

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

PRINCESS K. CARTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136027
149259 (3-27,4-3,4-10)

LEGALS

Victoria Z. Sulerzyski, Esquire
Special Needs Law, LLC
206 Windrush Farm Lane
Severna Park, MD 21146
410-991-3014

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GALEN KIMBRUE

Notice is given that Renee D. Wallace-Kimbrue, whose address is 1113 Faith Lane, Anna, TX 75409, was on March 18, 2025 appointed Personal Representative of the estate of Galen Kimbrue, who died on October 21, 2022 without a will. There was a prior small estate proceeding.

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

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

RENEE D. WALLACE-KIMBRUE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 127212
149268 (3-27,4-3,4-10)

Rick Todd
5850 Waterloo Road #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
VALERIE YOUNG TURNER

Notice is given that Jordan Turner, whose address is 5098 Temple Hill Rd, Temple Hills, MD 20748, was on February 14, 2025 appointed Personal Representative of the estate of Valerie Young Turner, who died on October 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 14th day of August, 2025.

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

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

JORDAN TURNER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136050
149266 (3-27,4-3,4-10)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEXIS PAUL DE TESSIERES

Notice is given that Carolynn de Tessieres, whose address is 4302 Longleaf Court, Bowie, MD 20716, was on March 12, 2025 appointed Personal Representative of the estate of Alexis Paul de Tessieres, who died on May 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 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, 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.

CAROLYNN DE TESSIERES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 133732
149271 (3-27,4-3,4-10)

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
WILLIAM B. STEWART

Notice is given that Allan D. Stewart, Sr., whose address is 10813 Smugglers Notch Court, White Plains, MD 20695, was on December 4, 2024 appointed Personal Representative of the estate of William B. Stewart who died on October 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 4th 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.

ALLAN D. STEWART, 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. 135627
149257 (3-27,4-3,4-10)



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN H QUADE

Notice is given that Maryanne Pennestri, whose address is 4510 Elmwood Rd, Beltsville, MD 20705-2618, was on March 14, 2025 appointed personal representative of the small estate of John H Quade, who died on November 21, 2024 without a will.

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

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

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

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

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

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

MARYANNE PENNESTRI
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135645
149251 (3-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALAN DENNIS BALLADOLID

Notice is given that Ashia Ebony Balladolid, whose address is 2022 Iverson Ct, Temple Hills, MD 20748, was on March 17, 2025 appointed personal representative of the small estate of Alan Dennis Balladolid, who died on January 15, 2025 without a will.

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

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

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

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

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

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

ASHIA EBONY BALLADOLID
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136383
149249 (3-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MARY DELLA WILLIAMS
HOLLOWAY**

Notice is given that Sheryl Miller, whose address is 3040 Brinkley Rd Apt 102, Temple Hills, MD 20748-6135, was on March 14, 2025 appointed personal representative of the small estate of Mary Della Williams Holloway, who died on May 28, 1986 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.

SHERYL MILLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136657
149250 (3-27)

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County Since 1932*

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NATALIE CANDICE MILLER

Notice is given that Kurt D Miller, whose address is 2505 Knighthill Ln, Bowie, MD 20715-2754, was on March 14, 2025 appointed personal representative of the small estate of Natalie Candice Miller, who died on November 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 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.

KURT D MILLER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136660
149252 (3-27)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ZOLIA MARIE GODOY

Notice is given that Tatiana Godoy, whose address is 3256 Guilford Dr, Waldorf, MD 20602-2586, was on March 14, 2025 appointed personal representative of the small estate of Zolia Marie Godoy, who died on September 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 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.

TATIANA GODOY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135445
149253 (3-27)

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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 Whitaker 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)

**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 Gregorys Run Rd, Clarksburg, WV 26301, as the Executor of the Estate of Clarice Ellen Stilwell who died on July 26, 2024 domiciled in West 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)

**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)

**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.

MARQUETA 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. 135560

149220 (3-20,3-27,4-3)

LEGALS

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

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 Blk 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

vs.

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, will be ratified and confirmed, 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

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, will be ratified and confirmed, 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

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

Estate No. 135355

149215 (3-20,3-27,4-3)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE D FREEMAN

Notice is given that Raynette F Randall, whose address is 209 Hill Rd, Hyattsville, MD 20785, and Jequila Randall-Green, whose address is 12 High Noon Way, Baltimore, MD 21206, were on March 11, 2025 appointed Co-Personal Representatives of the estate of Joyce D Freeman, who died on January 28, 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 11th 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.

RAYNETTE F RANDALL
JEQUILA RANDALL-GREEN
Co-Equal Personal Representatives

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

Estate No. 136572

149219 (3-20,3-27,4-3)

LEGALS

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

NOTICE OF APPLICATION AND INFORMATIONAL MEETING

The Maryland Department of the Environment, Air and Radiation Administration (ARA) received a permit-to-construct application from the University of Maryland on January 15, 2025 for the installation of permanent power and steam generating units. The proposed installation will be located at 7743 Baltimore Ave, College Park, MD 20740.

In accordance with HB 1200/Ch. 588 of 2022, the applicant provided an environmental justice (EJ) Score for the census tract in which the project is located using the MDE EJ Screening Tool. The EJ Score, expressed as a statewide percentile, was shown to be 82 which the Department has verified. This score considers three demographic indicators, minority population above 50%, poverty rate above 25% and limited English proficiency above 15%, to identify underserved communities. Multiple environmental health indicators are used to identify overburdened communities.

Copies of the application, the MDE EJ Screening Tool Report (which includes the score), and other supporting documents are available for public inspection on the Department's website at <https://mde.maryland.gov/programs/Permits/AirManagementPermits/Pages/index.aspx> (click on Docket Number 03-25). Any applicant-provided information regarding a description of the environmental and socioeconomic indicators contributing to that EJ score can also be found at the listed website. Such information has not yet been reviewed by the Department. A review of the submitted information will be conducted when the Department undertakes its technical review of all documents included in the application.

Pursuant to the Environment Article, Section 1-603, Annotated Code of Maryland, an informational meeting has been scheduled so that citizens can discuss the application and the permit review process with the applicant and the Department.

An Informational Meeting will be held on April 10, 2025 from 6:30-8:00 PM at the University of Maryland, Seneca Building, Room 0110, 4716 Pontiac Street, College Park, Maryland 20740.

The Department will provide an interpreter for deaf and hearing-impaired persons provided that a request is made for such service at least ten (10) days prior to the meeting.

Further information may be obtained by calling Ms. Shannon Heafey at 410-537-4433.

Christopher R. Hoagland, Director
Air and Radiation Administration

149280

(3-27,4-3)

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

LEGALS

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

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

Adoption No. CAA22-02552

To: **JOSE ELISEO RAMOS**, Biological Father: You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. CAA22-02552. All persons who believe themselves to be the parent of a male child born on December 8, 2010, in Montgomery County, Maryland, to **PATRICIA ELIZABETH RAMIREZ**, birth date August 29, 1994, shall file a written response. A copy of the show cause order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772 and telephone number: 301-952-5206. If you do not file a written objection by **30 days** from the date this notice appears in a **Prince George's County Newspaper**, you will have agreed to the permanent loss of your parental rights to this child.

</

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)

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)

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

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 **Duwall 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# MAJ6S3GL2KC296314
KOONS FORD OF BALTIMORE
6970 SECURITY BLVD
BALTIMORE

LOT#10654
2008 FORD
VIN# 1FDWF36598EB34660
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)

**PRINCE GEORGE'S COUNTY
GOVERNMENT**

**Board of License
Commissioners
(Liquor Control Board)**

REGULAR SESSION

APRIL 9, 2025

1. t/a Pollo Granjero, Blanca E. Vilatoro-Canales, President/Secretary/Treasurer, Class B, Beer, Wine and Liquor, Pollo Granjero, Inc., 1401 University Blvd East, Unit G8, Hyattsville, 20783. Request for a Special Entertainment Permit. – Represented by Robert Kim, Esquire.

2. t/a Liquor City, Aruna R. Patel, President/Secretary/Treasurer, Class A, Beer, Wine and Liquor, Krishna Holding Corp., 9115 Annapolis Road, Lanham, 20706. Request for a Delivery Permit. – Represented by Linda Carter, Esquire.

3. t/a Marlboro Liquors, Ushaben S. Patel, Member-Manager, Class A, Beer, Wine and Liquor, Love Marlboro, LLC, 5725 Crain Highway, Upper Marlboro, 20783. Request for a Delivery Permit. – Represented by Robert Kim, Esquire.

4. t/a Avenue Liquors, Rekhabeen N. Patel, Member-Manager/ Authorized Person, Class A, Beer, Wine and Liquor, DHRUV, LLC, 3318 Walters Lane, Forestville, 20747. Request for a Delivery Permit. – Represented by Robert Kim, Esquire.

5. t/a T and T Liquors, Champaben Patel, Member-Manager, Class A, Beer, Wine and Liquor, Mitchellville Wine and Spirit, LLC, 13801 Annapolis Road, Mitchellville, 20715. Request for a Delivery Permit. – Represented by Robert Kim, Esquire.

6. t/a Tucker's Restaurant and Liquors, Rakeshkumar Patel, Member-Manager, Class A, Beer, Wine and Liquor, Aaryan, LLC, 9205 Marlboro Pike, Upper Marlboro, 20772. Request for a Delivery Permit. – Represented by Robert Kim, Esquire.

7. Benedict C. Ijomah, Managing Member, Sunny G. Chimezie, Managing Member, t/a The Palms Restaurant & Bar, 7729 Finns Lane, Lanham, 20706, for an alleged violation of Section 26-2102 of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 88 - Non-Effetuation (Failure to put approved license or permits in use) of the Rules and Regulations for Prince George's County. – Represented by Benjamin Carter, Esquire.

8. Beatrice A. Mananga, Managing Member, t/a Kitchen Near You, 5321 Ager Road, Hyattsville, 20782, for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from Other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County.

9. Edwein Arbaiza, President, t/a Latinos Bar & Grill, 9432 Lanham Severn Road Lanham, 20706 for an alleged violation of Section 6-311, Purchase Alcoholic Beverages from Other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11 of the Rules and Regulations for Prince George's County and R.R. No. 83 (Alcohol Awareness) of the Rules and Regulations for Prince George's County.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, April 9, 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
March 20, 2025

149278 (3-27,4-3)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ANDREW GEORGE UHAS, JR.
Estate No.: 135236

**NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Martina Regina Uhas for judicial probate of the will dated July 13, 2022, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on April 30, 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

149254 (3-27,4-3)

LEGALS

**ORDER OF PUBLICATION
BY POSTING**

LATOYA TAYLOR

VS.

MELVIN KING

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-24-006585

ORDERED, ON THIS 18th day of March, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Melvin King is hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY AND RELATED RELIEF naming him/her as the defendant and stating that the Defendant's last known address is: 10770 Columbia Pike, #300, Silver Spring, MD 20901, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Melvin King, 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 17th day of April, 2025, and it is further;

ORDERED, THAT THE DEFENDANT, MELVIN KING, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 17th 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
149247 (3-27,4-3,4-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ALAN J LORD
AKA: ALAN JAMES LORD**

Notice is given that Kari Lord, whose address is 11605 Olympic Dr, Fort Washington, MD 20744-5021, and Lisa L. Hough, whose address is 12901 Jackson Dr, Fort Washington, MD 20744-2842, were on January 3, 2025 appointed Co-Personal Representatives of the estate of Alan J Lord who died on August 21, 2024 with a will.

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

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

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

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

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

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

KARI LORD
LISA L HOUGH
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. 135895
149265 (3-27,4-3,4-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HELEN MANZEK

Notice is given that Donald Manzek, whose address is 8427 Blakiston Ln, Alexandria, VA 22308-2105, was on March 14, 2025 appointed Personal Representative of the estate of Helen Manzek 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 14th 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.

DONALD MANZEK
Personal Representative

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

Estate No. 136433
149264 (3-27,4-3,4-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JAMES WESLEY
SOUTHERLAND SR.**

Notice is given that Glendora Hughley, whose address is 88 V Street SW, Unit 502, Washington, DC 20024, was on December 9, 2024 appointed Personal Representative of the estate of James Wesley Southerland Sr., who died on September 9, 2024 without a will.

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

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

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

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

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

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

GLENDORA HUGHLEY
Personal Representative

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

Estate No. 135336
149274 (3-27,4-3,4-10)

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=v4bxVKsB6qS6RkXkTGNjClOzTllv4n1>. Meeting at 6:00 p.m. Submitted by City Clerk, Dashaun N. Ball, CPM, MMC.

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

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHYLLIS D PICKENS

Notice is given that Henry Arthur Pickens Jr, whose address is 13150 Ripon Pl, Upper Marlboro, MD 20772-6140, was on November 27, 2024 appointed personal representative of the small estate of Phyllis D Pickens 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 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.

HENRY ARTHUR PICKENS 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. 135599
149248 (3-27)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSE PAUL NORRIS III

Notice is given that Donita A Parker, whose address is 14023 Reverend Boucher Pl, Upper Marlboro, MD 20772-5959, was on March 13, 2025 appointed Personal Representative of the estate of Jesse Paul Norris III, who died on January 27, 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 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:

LEGALS

ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff
vs.
LINDA CHARAF,
CALIBER HOME LOANS, INC.,
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.,
RUTH W GARNER, TRUSTEE,
SIGNATURE CLUB HOME-
OWNER'S ASSOCIATION, INC.,
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 16605 ANEGADA DR

AND

Unknown Owner of the property 16605 ANEGADA DR described as follows: Property Tax ID 05-5657875 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-25-001010**

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:

1,719,000 Sq.Ft. & Imps. Signature Club At Lot 235, Assmt \$354,400 Lib 48728 Fl 055, and assessed to Charaf Linda.

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 24th 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 18th day of April, 2025, warning all persons interested in the property to appear in this Court by the 27th 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
149242 (3-27,4-3,4-10)

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, will be ratified and confirmed, 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)

**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.

STEVEN KELLER
Personal Representative

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

Estate No. 135632
149137 (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
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)

**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

**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)

**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)

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 for Prince George's County, Maryland, that this Notice has been posted in 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)

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)

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

COUNTY COUNCIL HEARINGS

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

**TUESDAY, APRIL 15, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>**

6:00 P.M.

Notice is hereby given that on Tuesday, April 15, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

THE FY 2026-2030 CONSOLIDATED PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT (COUNCIL RESOLUTION NO. 34-2025)

Pursuant to the provisions of Section 15A-106 of Subtitle 15A, of the Prince George's County Code, the County Council of Prince George's County, Maryland, hereby gives notice that it will hold a public hearing on the Proposed Consolidated Plan for Housing and Community Development for FY 2026 - 2030 submitted by the County Executive on May 7, 2025 for County Council approval.

The proposed Consolidated Plan provides a comprehensive long range plan for the use of federal funds, and submits to the U.S. Department of Housing and Urban Development one planning document covering entitlement programs: Community Development Block Grant ("CDBG") Program, HOME Investment Partnerships ("HOME") Program, and the Emergency Solutions Grant ("ESG") Program. As such, HUD requires that as part of the Consolidated Plan, the County must conduct a Housing Needs Assessment, Homeless Needs Assessment, Non-Homeless Special Needs Assessment, Non-Housing Community and Economic Development Needs Assessment, and a Housing Market Analysis.

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

CR-034-2025 is available for viewing on the County Council's Legislative/Zoning Information System (LZIS) at: <https://pgccouncil.us/LZIS>

To register to speak or submit comments or written testimony please use the Council's eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments/written correspondence may be emailed to: onlinesignup@co.pg.md.us or faxed to (301) 952-5178.

Written comments must be submitted by 3:00 p.m. on the day BEFORE the meeting. Testimony and comments will not be accepted via social media or by telephone/voice mail message. **Register to speak, in advance, by 3:00 p.m. on the day BEFORE the meeting.** Additionally, on-site registration for live testimony is now available; however, **advance registration to testify is strongly encouraged.**

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

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

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

ATTEST:
Donna J. Brown
Clerk of the Council

149286 (3-27,4-3)

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*Your Newspaper
of
Legal Record*

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 011138, 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, Centreville, 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)

LEGALS

ORDER OF PUBLICATION

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

vs.

THE DANIEL M SPICER REVO-CABLE 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)

ORDER OF PUBLICATION

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

vs.

HELEN I OGBU,
FREEDOM MORTGAGE CORPORATION,
ALEX G. WISH, TRUSTEE,
JERRY BERRY, TRUSTEE,
GLENN DALE COMMONS
PHASE 2 HOMEOWNERS ASSOCIATION, INC.,
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.,
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 10530 JOHN GLENN ST, #215

AND

Unknown Owner of the property 10530 JOHN GLENN ST, #215 described as follows: Property Tax ID 14-5730783 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-25-001521

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:

1.0000 Sq.Ft. & Imps. Glenn Dale Commons, Ph 2 Condo II Ph 8 Bldg 8 Unit 215, Assmt \$355,567 Lib 48578 Fl 238, and assessed to Ogbu Helen I. 14 5730783, 010530 John Glenn St, Lanham Md 20706

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

It is thereupon this 24th 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 18th day of April, 2025, warning all persons interested in the property to appear in this Court by the 23rd 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
149287 (3-27,4-3,4-10)

LEGALS

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LEGALS

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20 Infield Court North
Rockville, MD 20854
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Jacob Deaven, Esquire
Parker, Simon & Kokolis, LLC
110 N. Washington Street
Suite 500
Rockville, MD 20850
301-656-5775

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

Dalia Alezra, Esq.
124 South Street, Suite 1
Annapolis, Maryland 21401
410-268-9246

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

Estate No. 133025
149216 (3-20,3-27,4-3)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ALAN WYNN WATSON

Notice is given that Al'Tiana Manning, whose address is 258 Coby Ln, Richmond Hill, GA 31324, was on March 14, 2025 appointed Personal Representative of the estate of Alan Wynn Watson who died on August 31, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of 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.

AL'TIANA MANNING
Personal Representative

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

Estate No. 136269
149255 (3-27,4-3,4-10)

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF HERMAN MASON

Notice is given that Martha Summers, whose address is 16141 Parklawn Place, Bowie, Maryland 20716, was on March 14, 2025 appointed Personal Representative of the estate of Herman Mason who died on November 8, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 14th day of September, 2025.

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