

The Prince George's Post

Your Newspaper of Legal Record

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PRINCE GEORGE'S POST EARLY DEADLINE

Due to the observance of the Memorial Day Holiday on Monday, May 26th, The Prince George's Post Newspaper will have an early deadline for submission of ALL LEGAL ADVERTISEMENTS AND CANCELLATIONS of Noon on Thursday, May 22nd, 2025 for the May 29th Edition.

Proudly Serving Prince George's County Since 1932

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GUILLERMO A CHEVEZ

Notice is given that Isabel Leiva Rosales, whose address is 4003 48th St, Bladensburg, MD 20710-2110, was on May 2, 2025 appointed personal representative of the small estate of Guillermo A Chevez, who died on October 14, 2023 with a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative' mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the 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.

ISABEL LEIVA ROSALES
Personal Representative

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

Estate No. 137200

149614(5-15)

Jeffrey W. Rubin
14708 Brougham Way
North Potomac, MD 20878
301-814-1024

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GLORIA KRUPIN
AKA: GLORIA GAY KRUPIN

Notice is given that Jay P Krupin, whose address is 2134 Bancroft Place, NW, Washington, DC 20008, and Patricia L. Rubin, whose address is 14708 Brougham Way, North Potomac, MD 20878 were on April 30, 2025 appointed co-personal representatives of the small estate of Gloria Krupin AKA: Gloria Gay Krupin 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 co-personal representatives 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 co-personal representatives 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 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 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.

JAY P KRUPIN
PATRICIA L. RUBIN
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. 137233

149617(5-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH GLOVER BRIGGS

Notice is given that Linda Briggs Hawkins, whose address is 9019 Spring Avenue, Lanham, MD 20706, was on January 31, 2025 appointed personal representative of the small estate of Edith Glover Briggs who died on August 28, 2024 with a will.

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

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

All persons having claims against the decedent must serve their claims on the undersigned personal 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.

LINDA BRIGGS HAWKINS
Personal Representative

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

Estate No. 135623

149615(5-15)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGIE EDWARDS-MORGAN
AKA: MARGIE ANN EDWARDS-MORGAN

Notice is given that Marcie Ann Powell, whose address is 4420 Snowy Egret Court, Chesapeake Beach, MD 20732, was on May 2, 2025 appointed Personal Representative of the estate of Margie Edwards-Morgan who died on August 18, 2020 with a will.

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

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

MARCIE ANN POWELL
Personal Representative

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

Estate No. 136164

149626(5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUTH DAVIS BLUNT

Notice is given that Timothy Blunt, whose address is 3304 Pennsylvania Ave SE Apt 203, Washington, DC 20020-2451, was on May 2, 2025 appointed personal representative of the small estate of Ruth Davis Blunt who died on March 19, 2025 with a will.

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

All persons having any objection to the appointment 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.

TIMOTHY BLUNT
Personal Representative

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

Estate No. 137152

149616(5-15)

Matthew J. Dyer, Esquire
#0512130229
PO Box 1299
Upper Marlboro, MD 20773
301-627-5844

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REGINALD SYLVESTER QUANDER, SR.

Notice is given that Cindy A. Quander, whose address is 9308 Frensham Court, Laurel, MD 20708, was on April 29, 2025 appointed Personal Representative of the estate of Reginald Sylvester Quander, Sr. who died on March 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 29th day of October, 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.

CINDY A. QUANDER
Personal Representative

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

Estate No. 137166

149627(5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID RENALD JOHNSON
AKA: DAVID JOHNSON

Notice is given that Bianca Carter, whose address is 4503 Sutherland Circle, Upper Marlboro, MD 20772, was on February 28, 2025 appointed personal representative of the small estate of David Renald Johnson, who died on November 4, 2024 without a will.

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

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

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

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

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

BIANCA 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. 136371

149618(5-15)

Martin G. Oliverio, Esquire
14300 Gallant Fox Lane, Suite 218
Bowie, MD 20715
301-383-1856

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY SUSAN KOCH

Notice is given that Richard Douglas Koch, whose address is 3040 Logan St, Camp Hill, PA 17011, was on May 5, 2025 appointed Personal Representative of the estate of Mary Susan Koch who died on March 1, 2025 with a will.

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

All persons having any objection to the appointment (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 November, 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.

RICHARD DOUGLAS KOCH
Personal Representative

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

Estate No. 137270

149629(5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID RENALD JOHNSON
AKA: DAVID JOHNSON

Notice is given that Bianca Carter, whose address is 4503 Sutherland Circle, Upper Marlboro, MD 20772, was on February 28, 2025 appointed personal representative of the small estate of David Renald Johnson, who died on November 4, 2024 without a will.

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

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

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

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

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.

ANIEL MICHAEL MUNDRA
Personal Representative

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

Estate No. 136449

149631(5-15,5-22,5-29)

Ethel Mitchell
8403 Colesville Road, Suite 1100
Silver Spring, MD 20910
844-952-9455

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PRIMATI MOORE

Notice is given that Ronald Lee Moore, whose address is 6724 Conley Road, Hyattsville, MD 20783, was on April 28, 2025 appointed Personal Representative of the estate of Primati Moore who died on June 9, 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 28th day of October, 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.

RONALD LEE MOORE
Personal Representative

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

Estate No. 136862

149628(5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID RENALD JOHNSON
AKA: DAVID JOHNSON

Notice is given that Bianca Carter, whose address is 4503 Sutherland Circle, Upper Marlboro, MD 20772, was on February 28, 2025 appointed personal representative of the small estate of David Renald Johnson, who died on November 4, 2024 without a will.

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

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

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

- (1) Six months from the date of the decedent's death; or
- (2) 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 claim 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.

DESIREE 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. 132269

149634(5-15,5-22,5-29)

Janelle Ryan-Colbert
3060 Mitchellville Road, #218
Bowie, MD 20716
301-576-6200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROSETTE JACKSON

Notice is given that Katrina Higgs, whose address is 5865 Trinity Pkwy, Apt 151, Centreville, VA 20120, was on May 1, 2025 appointed Personal Representative of the estate of Rosette Jackson who died on June 13, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 1st day of November, 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.

KATRINA HIGGS
Personal Representative

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

Estate No. 134420

149630(5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RALEIGH JACKSON III

Notice is given that Nika Jackson, whose address is 9913 Churchill Dr, Upper Marlboro, MD 20772-4460, was on May 6, 2025 appointed personal representative of the small estate of Raleigh Jackson III, 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 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.

NIKA JACKSON
Personal Representative

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

Estate No. 137286

149619 (5-15)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GAIL E BUCKNER

Notice is given that Karen Wilson, whose address is 2908 Xavier Ln, District Heights, MD 20747, was on March 17, 2025 appointed personal representative of the small estate of Gail E Buckner, who died on February 6, 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.

KAREN WILSON
Personal Representative

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

Estate No. 136665

149620 (5-15)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY JO MAYESKE

Notice is given that John Mayeske, whose address is 10708 Green Mountain Cr, Columbia, MD 21044, was on April 30, 2025 appointed Personal Representative of the estate of Betty Jo Mayeske, who died on March 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 30th day of October, 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 MAYESKE
Personal Representative

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

Estate No. 137171

149632 (5-15,5-22,5-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECELIA WATKINS

Notice is given that Frances D. Tolson, whose address is 1800 Sparrow Ct, Severn, MD 21144, was on April 21, 2025 appointed Personal Representative of the estate of Cecelia Watkins, who died on January 3, 2025 without a will.

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

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

FRANCES D. TOLSON
Personal Representative

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

Estate No. 136622

149633 (5-15,5-22,5-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BOBBY DEAN ALLEN

Notice is given that Michael A Lewis, whose address is 10100 Westphalia Rd, Upper Marlboro, MD 20774-9402, was on May 1, 2025 appointed Personal Representative of the estate of Bobby Dean Allen, who died on February 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 1st day of November, 2025.

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

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

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

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

MICHAEL A 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. 137239

149635 (5-15,5-22,5-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIMBERLY COOK

Notice is given that Taylor Cowan, whose address is 6927 Briarcliff Drive, Clinton, MD 20735, was on May 2, 2025 appointed Personal Representative of the estate of Kimberly Cook, who died on April 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 2nd day of November, 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.

TAYLOR COWAN
Personal Representative

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

Estate No. 134178

149636 (5-15,5-22,5-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDRE PIERRE PELLERIN

Notice is given that Suzanne Pellerin, whose address is 1197 North Ave #118, Burlington, VT 05408, was on May 5, 2025 appointed Personal Representative of the estate of Andre Pierre Pellerin, 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 5th day of November, 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.

SUZANNE PELLERIN
Personal Representative

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

Estate No. 136176

149638 (5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALMARIE DELOIS HARPER

Notice is given that Joseph O Harper, whose address is 1044 Cook Dr SE, Washington, DC 20032, was on April 18, 2025 appointed personal representative of the small estate of ALMARIE DELOIS HARPER, who died on February 19, 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.

JOSEPH O HARPER
Personal Representative

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

Estate No. 137040

149621 (5-15)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
JOSEPH LUTHER HUMPHREY SR
ESTATE NO: 131041

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Joseph Humphrey, challenging the will dated November 22, 2021.

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

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

149641 (5-15,5-22)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
JERMAINE ANTONIO MALLOY
ESTATE NO: 134411

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Jermaine A. Malloy Jr., challenging the will dated July 16, 2024.

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

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

149642 (5-15,5-22)

THE ORPHANS' COURT FOR
PRINCE GEORGE'S COUNTY,
MARYLAND
P.O. Box 1729
Upper Marlboro, Maryland 20773
In The Estate Of:
LISA TOOMBS
Estate No.: 134956

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Steven C. Walker 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 **June 5, 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

149576 (5-8,5-15)

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

In The Estate Of:
DOLLIE J. MORINA-SMITH
Estate No.: 133575

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Angela Morina-Rodgers for judicial probate of the will dated April 29, 2009 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 17, 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

149622 (5-15,5-22)

LEGALS

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

In The Estate Of:
DOLLIE J. MORINA-SMITH
Estate No.: 133575

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Sheryl D. Jenkins-Long for judicial probate of the will dated April 29, 2009 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 17, 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

149623 (5-15,5-22)

LEGALS

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

In The Estate Of:
HUBERT SUMNER
Estate No.: 122880

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Carolyn Conway-Branch 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 **June 18, 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

149624 (5-15,5-22)

LEGALS

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

In The Estate Of:
CHERYL LYNN SEESMAN
Estate No.: 137043

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Barbara Polikoff for judicial probate of the copy of the will dated March 8, 2023 for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 18, 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

149625 (5-15,5-22)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STACY SHAWN MCDONALD

Notice is given that VINCENT MCDONALD, whose address is 7700 Arehart Dr #1208, New Carrollton, MD 20784, was on December 23, 2024 appointed Personal Representative of the estate of Stacy Shawn McDonald, who died on December 13, 2024 without a will.

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

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

VINCENT MCDONALD
Personal Representative

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

Estate No. 135803
149591 (5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION

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

DARRYL R. SCOTT,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 6913 CANYON DR

AND

Unknown Owner of the property 6913 CANYON DR described as follows: Property Tax ID 18-2093425 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-25-002188

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

7,700.0000 Sq.Ft. & Imps. Central Park Lot 9 Blk A, Assmt \$274,600 Lib 48147 Fl 496, and assessed to Scott Darryl R. 18 2093425, 006913 Canyon Dr, 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 28th day of April, 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 23rd day of May, 2025, warning all persons interested in the property to appear in this Court by the 1st day of July 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
149562 (5-1,5-8,5-15)

ORDER OF PUBLICATION
BY POSTING

ROUNTREE

VS.

FOREMAN

In the Circuit Court for
Prince George’s County, Maryland
Case Number: CAD21-14275

ORDERED, ON THIS 2nd day of May, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, Mercedes Evon Foreman is hereby notified that the Plaintiff, has filed a PETITION FOR CONTEMPT FILED JULY 23, 2024 naming him/her as the defendant and stating that the Defendant’s last known address is: 13903 Amberfield Terrace, Upper Marlboro, MD 20774, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, Mercedes Evon Foreman, in accordance with Maryland Rule 2-122(a)(2) as follows:

By posting notice in a newspaper or publication of general circulation published in the county in which the action is pending 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 1st day of June, 2025; and it is further;

ORDERED, THAT THE DEFENDANT, MERCEDE EVON FOREMAN, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 1st day of July, 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
149597 (5-8,5-15,5-22)

ORDER OF PUBLICATION

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

vs.

GARLAND L. DORSETT LIVING TRUST D 7/26, /2011,
GARLAND L. DORSETT,
AQUA FINANCE, 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 9301 CALANDA ST

AND

Unknown Owner of the property 9301 CALANDA ST described as follows: Property Tax ID 20-2195774 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-25-002165

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:

9,500.0000 Sq.Ft. & Imps. Seabrook Park Esta Lot 3 Blk 8, Assmt \$260,000 Lib 33016 Fl 041, and assessed to Dorsett Garland L Living Trust. 20 2195774, 009301 Calanda 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 28th day of April, 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 23rd day of May, 2025, warning all persons interested in the property to appear in this Court by the 1st day of July 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
149565 (5-1,5-8,5-15)

LEGALS

RFP NO. WS1488844109
Horizontal Engineering Services Contract
Architectural/Engineering (A/E) Design Services
Construction Management (CM) Services
Transportation Planning

NOTICE TO CIVIL/STRUCTURAL ENGINEERING FIRMS
HORIZONTAL ENGINEERING SERVICES

Prince George’s County, Maryland, requires the services of multi-disciplined engineering firms to perform the following types of services relative to transportation and drainage improvement projects.

ARCHITECTURAL AND ENGINEERING (A/E) DESIGN SERVICES
CONSTRUCTION MANAGEMENT (CM) SERVICES
TRANSPORTATION PLANNING

The range of services to be provided include civil engineering, structural engineering, traffic engineering, general architecture, landscape architecture, right-of-way acquisition services, water resources engineering, geotechnical engineering, professional survey, construction inspection and management, community outreach, environmental, transportation planning, legal assistance and supplemental services.

The initial term of the contract shall be for three (3) years. The County has the unilateral right to extend the contract for three (3) additional (1) year extensions by mutual consent of the parties and subject to availability of County funds and the consultant’s satisfactory performance as determined by DPW&T. Each Contract will have a Six Million Dollar (\$6,000,000.00) cap and individual Task Orders will have a maximum One Million Dollar (\$1,000,000.00) fee ceiling. It is anticipated that multiple awards will be made to provide the requested services.

Interested firms are invited to obtain a copy of Request for Proposals No. WS1488844109 for "Horizontal Engineering Services Contract for Architectural and Engineering (A/E) Design Services, Construction Management (CM) Services, Transportation Planning". The Request for Proposals will contain a resume of required services and guidelines by which separate technical, and fee proposals can be prepared and submitted. The Request for Proposals will not be mailed and is available digitally on *SPEED* eProcurement <http://discovery.ariba.com/profile/an01496591158>, and e-Maryland marketplace <https://emma.maryland.gov/m>. Additional information may be obtained by contacting Nena Charity, Contractual Services Officer, Office of Procurement, at 301-883-4739, Monday through Friday, 8:30 AM to 4:30 PM. A pre-proposal conference will be held virtually via Microsoft Team, on May 1, 2025 at 1:00 PM. The submission of technical and fee proposals is required by **May 29, 2025, 11:59 PM**, at which time this invitation will expire.

By Authority of TARA JACKSON Acting County Executive
149552 (5-1,5-8,5-15)

LEGALS

ORDER OF PUBLICATION

NAR Solutions, Inc.
c/o Steven Harding
PO Box 31700
Omaha, NE 68131

Plaintiff,

vs.

Shonar Bangla Inc
State of Maryland

Defendants

7807 BELLE POINT DR, GREENBELT, MD 20770

and

Prince George’s County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George’s described on the Tax Rolls of Prince George’s County Collector of State and County Taxes for said County known as:

7807 BELLE POINT DR, GREENBELT, MD 20770, District 21, described as follows:

PHASE 4

and assessed to SHONAR BANGLA INC.

In the Circuit Court for
Prince George’s County, Maryland
Case No: C-16-CV-25-002435

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

7807 BELLE POINT DR, GREENBELT, MD 20770 in Prince George’s County, Maryland, described as:

Part of Parcel “B” in the subdivision known as “PLAT TWO - BELLE POINT” per plat of said subdivision recorded in Plat Book NLP 142 at Plat No. 44, among the Land Records of Prince George’s County, Maryland, containing 150,602 square feet or 3.4574 acres of land.

and assessed to SHONAR BANGLA INC.

(the "Property").

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

It is thereupon this 6th day of May, 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 general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 8th day of July, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149611 (5-15,5-22,5-29)

LEGALS

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 1836 Metzertott Rd, Unit 1215 and described as Unit 1215, 901.0000 Sq.Ft Being known as District Account Number: 17 1933803, 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-25-002446

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1836 Metzertott Rd, Unit 1215 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 1836 Metzertott Rd, Unit 1215 and described as Unit 1215, 901.0000 Sq.Ft, Being known as District Account Number: 17 1933803, 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 6th day of May, 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 8th day of July, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149612 (5-15,5-22,5-29)

LEGALS

ORDER OF PUBLICATION
BY POSTING

DEYLI ARGUETA COLINDRES

VS.

LUDIN PEREZ GOMEZ

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-25-002105

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

That the Defendant, Ludin Noe Perez Gomez is hereby notified that the Plaintiff, has filed a Complaint for COMPLAINT FOR SOLE PHYSICAL AND SOLE LEGAL CUSTODY and MOTION FOR SPECIAL IMMIGRANT JUVENILE STATUS FINDINGS naming him/her as the defendant and stating that the Defendant’s last known address is: Jalapa, Guatemala, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, LUDIN PEREZ GOMEZ, in accordance with Maryland Rule 2-122 as follows:

By posting notice in a newspaper or publication of general circulation published in the county in which the action is pending 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 June, 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 signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, LUDIN NOE PEREZ GOMEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of July, 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
149598 (5-15,5-22,5-29)

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

LEGALS

ORDER OF PUBLICATION

NAR Solutions, Inc.
c/o Steven Harding
PO Box 31700
Omaha, NE 68131

Plaintiff,

vs.

Lelia Proctor
The Estate of Cornelius Proctor
MET Ltd. Partnership, a forfeited partnership
Maryland State Savings and Loan Association
Carey Taylor

Defendants

1608 MARBLEWOOD AVE, LANDOVER, MD 20785

and

Prince George’s County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George’s described on the Tax Rolls of Prince George’s County Collector of State and County Taxes for said County known as:

1608 MARBLEWOOD AVE, LANDOVER, MD 20785, District 18, described as follows:

8,500.0000 Sq.Ft. & Imps. Englewood Lot 97 Blk C
Assmt \$264,633 Lib 03930 Fl 076

and assessed to PROCTOR CORNELIUS & LELIA

In the Circuit Court for
Prince George’s County, Maryland
Case No: C-16-CV-25-002335

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

1608 MARBLEWOOD AVE, LANDOVER, MD 20785, District 18, described as follows:

Lot Numbered NINETY-SEVEN (97) in Block Lettered “C”, in the subdivision known as “ENGLEWOOD”, as per plat thereof recorded among the Plat Records of said County in Plat Book R. N. R. 2 at folio 7.

and assessed to PROCTOR CORNELIUS & LELIA

(the "Property").

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

It is thereupon this 5th day of May, 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 general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 8th day of July, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149602 (5-8,5-15,5-22)

LEGALS

PRINCE GEORGE’S COUNTY
GOVERNMENT

BOARD OF LICENSE
COMMISSIONERS

NOTICE OF
PUBLIC HEARING

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

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

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

A virtual hearing will be held via Zoom on Wednesday, June 11, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mvpgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 2, 2025

149595 (5-8,5-15)

Proudly Serving
Prince George’s County
Since 1932

LEGALS			
NOTICE OF JOINT PUBLIC HEARING			
THE PRINCE GEORGE’S COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, AND THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION			
Pursuant to the Regional District Act within the Land Use Article, Annotated Code of Maryland, as well as Subtitle 27 of the Prince George’s County Code, being also the Zoning Ordinance of Prince George’s County, Maryland, notice is hereby given that a public hearing will be held to seek public comment and testimony concerning:			
The Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) (CR-002-2022)			
To view the Council Resolution (CR-002-2022) initiating the sector plan and sectional map amendment, please visit the Legislative Branch website, https://princegeorgescountymd.legistar.com/Legislation.aspx			
PUBLIC HEARING DATE/TIME: Tuesday, July 1, 2025, at 6:00 p.m.			
PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building 1st Floor Council Hearing Room 1301 McCormick Drive, Largo, Maryland 20774			
View virtually using the link provided at: https://pgccouncil.us/LIVE			
PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to attend and provide public comment, either in support or opposition, concerning the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III).			
HOW TO PARTICIPATE: In-Person Public Hearing – The hearing will take place in person but viewable virtually. To testify/speak, you must be present at the Council Hearing Room. Those viewing online will not be able to speak. To submit written testimony, attendance at the hearing is not required. 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.			
Registration to speak in person should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, <u>advance registration to testify is strongly encouraged</u> . Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Wednesday, July 16, 2025 , when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. 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. During the joint public hearing, the District Council’s rules of procedure will be followed. These rules can be found at: https://pgccouncil.us/DocumentCenter/View/3890/District-Council-Rules-of-Procedure .			
The Preliminary Draft West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) can be viewed online at https://pgplan.org/WHQCStaffDraftIII , or a physical copy is available for review on site at no cost at the following locations:			
1. City of Hyattsville, City Hall, 4310 Gallatin Street, Hyattsville, MD 20781 2. City of Mount Rainier, City Hall, 1 Municipal Place, Mount Rainier, MD 20712 3. Town of Brentwood, Town Hall, 4300 39th Place, Brentwood, MD 20722 4. Hyattsville Branch Library, 6530 Adelphi Road, Hyattsville, MD 20782 5. Mount Rainier Branch Library, 3409 Rhode Island Avenue, Mount Rainier, MD 20712 6. M-NCPPC Planning Information Services, 1616 McCormick Drive, Largo, MD 20774			
The West Hyattsville-Queens Chapel Planning Area is generally bounded by Arundel Road and the Northwest Branch of the Anacostia River levee to the south; MD 208 (38th Avenue) and MD 500 (Queens Chapel Road) to the east; MD 410 (East-West Highway), Belcrest Road, Oliver Street, Nicholas Orem Middle School, and Oliver Place to the north; and the Northwest Branch of the Anacostia River valley, MD 501 (Chillum Road), 16th Avenue, and the District of Columbia to the west.			
IF YOUR PROPERTY IS LOCATED IN THE BOUNDARIES OF THE PROPOSED SECTIONAL MAP AMENDMENT IDENTIFIED ABOVE, APPROVAL OF THE SECTIONAL MAP AMENDMENT COULD RESULT IN THE REZONING OF YOUR PROPERTY, WHICH COULD THEN AFFECT YOUR PROPERTY’S VALUE AND YOUR TAX LIABILITY.			
ADDITIONAL INFORMATION: If you intend to provide testimony at the Joint Public Hearing and/or file a statement in the official record, and your intent is to request or support an intensification of zoning, please read carefully the affidavit requirements explained in this notice .			
If you intend to provide in-person testimony at the Joint Public Hearing on the Preliminary West Hyattsville-Queens Chapel Sector Plan and Proposed Sectional Map Amendment (SMA) (Draft III) and/or file a statement in the official record, and your intent is to request or support an intensification of zoning , you must complete and return an affidavit in accordance with the State Public Ethics Law, §§5-833 through 5-839, General Provisions Article, Annotated Code of Maryland. Your affidavit should be submitted to the Clerk of the Council 30 days prior to the Joint Public Hearing on the SMA, or Friday, May 30, 2025 . Required affidavits should be submitted to the Clerk of the County Council in electronic format only, via the Council’s eComment portal or by email to onlinesignup@co.pg.md.us , rather than by U.S. mail.			
Affidavit forms for Prince George’s County are available for download on the Maryland State Ethics Commission website at:			
For individuals: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO1.pdf			
For entities: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO2.pdf			
For agents: http://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO3.pdf			
Communication concerning a pending zoning request between a property owner or agent and a member of the County Council or County Executive outside of the public hearing process is prohibited by law and must be disclosed (§5-836, General Provisions Article, Annotated Code of Maryland). An Ex Parte form must be filed by all parties regarding any such communication within five (5) days after the communication was made or received. Ex Parte forms are also available for download on the Maryland State Ethics Commission website at:			
https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PGNO4.pdf			
Section 27-4102(b) of the Prince George’s County Zoning Ordinance states that the “order of intensity of zones is as follows, beginning with the least intense zone and progressing to the most intense:			
(1) ROS, AG, AR, RE, RR, RSF–95, RSF–65, RMH, RSF–A, R–PD, RMF–12, RMF–20, RMF–48, CN, NAC, CS, LMXC, CGO, LCD, MU–PD, IE, IE–PD, IH, L MUTC, NAC, TAC, LTO, RTO–L, RTO–H, NAC–PD, TAC–PD, LTO–PD, RTO–PD.”			
In accordance with the provisions of the State Public Ethics Law, above, <u>failure to file an affidavit before the close of business on Friday, May 30, 2025, may delay or prohibit consideration of your testimony by the District Council</u> .			
For more information on the affidavits and <i>ex parte</i> disclosure form, please see the Special Ethics Law Memo here: https://ethics.maryland.gov/wp-content/uploads/filebase/local-gov/local-gov-forms/PG-County-Zoning.pdf			
Direct all questions concerning State Public Ethics affidavits or Ex Parte disclosure requirements to the Clerk of the Council at 301-952-3600.			
For additional information, contact the West Hyattsville-Queens Chapel Planning Team M-NCPPC, Prince George’s County Planning Department, Community Planning Division 1616 McCormick Drive Largo, MD 20774 WHQC@ppd.mncppc.org 301-952-3972			
BY ORDER OF THE COUNTY COUNCIL, SITTING AS THE DISTRICT COUNCIL, PRINCE GEORGE’S COUNTY, MARYLAND Edward Burroughs, III, Chair			
ATTEST: Donna J. Brown Clerk of the County Council			
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION By: William Spencer Acting Executive Director			
ATTEST: Gavin Cohen Secretary-Treasurer			
149647 (5-15)			
RFP NO. WS1488809453 Horizontal Engineering Services Contract Architectural/Engineering (A/E) Design Services Construction Management (CM) Services Transportation Planning			
NOTICE TO CIVIL/STRUCTURAL ENGINEERING FIRMS HORIZONTAL ENGINEERING SERVICES			
Prince George’s County, Maryland, requires the services of multi-disciplined engineering firms to perform the following types of services relative to transportation and drainage improvement projects.			
ARCHITECTURAL AND ENGINEERING (A/E) DESIGN SERVICES CONSTRUCTION MANAGEMENT (CM) SERVICES TRANSPORTATION PLANNING			
The range of services to be provided include civil engineering, structural engineering, traffic engineering, general architecture, landscape architecture, right-of-way acquisition services, water resources engineering, geotechnical engineering, professional survey, construction inspection and management, community outreach, environmental, transportation planning, legal assistance and supplemental services.			
The initial term of the contract shall be for three (3) years. The County has the unilateral right to extend the contract for three (3) additional (1) year extensions by mutual consent of the parties and subject to availability of County funds and the consultant’s satisfactory performance as determined by DPW&T. Each Contract will have a Six Million Dollar (\$6,000,000.00) cap and individual Task Orders will have a maximum One Million Dollar (\$1,000,000.00) fee ceiling. It is anticipated that multiple awards will be made to provide the requested services.			
Interested firms are invited to obtain a copy of Request for Proposals No. WS1488809453 for “Horizontal Engineering Services Contract for Architectural and Engineering (A/E) Design Services, Construction Management (CM) Services, Transportation Planning”. The Request for Proposals will contain a resume of required services and guidelines by which separate technical, and fee proposals can be prepared and submitted. The Request for Proposals will not be mailed and is available digitally on <i>SPEED</i> eProcurement http://discovery.ariba.com/profile/an01496591158 , and e-Maryland marketplace https://emma.maryland.gov/m . Additional information may be obtained by contacting Nena Charity, Contractual Services Officer, Office of Procurement, at 301-883-4739, Monday through Friday, 8:30 AM to 4:30 PM. A pre-proposal conference will be held virtually via Microsoft Team, on May 5, 2025 at 3:00 PM. The submission of technical and fee proposals is required by May 30, 2025, 11:59 PM , at which time this invitation will expire.			
By Authority of TARA JACKSON Acting County Executive			
149551 (5-1,5-8,5-15)			
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 <i>Annual Action Plan</i> for fiscal year 2025 (HUD FY2024) and the <i>Analysis of Impediments to Fair Housing Choice</i> report at a Public Hearing to be held on Monday, May 19, 2025 at 8 p.m. All City CDBG documents are posted on the City’s website: www.cityofbowie.org/cdbg			
Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channels 71 and 996. Those wishing to provide testimony/comments for the public hearing can sign up to speak prior to the meeting beginning at 8:00 p.m., or email written testimony/comments to cityclerk@cityofbowie.org . Deadline for submittal of testimony/comments is 7:00 pm, Monday, May 19, 2025. All interested residents are encouraged to attend. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org .			
The <i>Annual Action Plan</i> 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 Single-Family Housing Rehabilitation program, the Workforce Development & Life Skills Training program, and Fair Housing Training. These programs are available for residents throughout the City. The City of Bowie, in conjunction with Prince George’s County, have prepared the joint 2026-2030 <i>Analysis of Impediments to Fair Housing Choice (AI)</i> consistent with the five-year submission requirement of the U.S. Department of Housing and Urban Development (HUD).			
The “Draft Annual Action Plan, FY 2025” is available for review on the city’s website at http://www.cityofbowie.org/aap from April 19, 2025 – May 19, 2025. The Analysis of Impediments report can be found at https://www.cityofbowie.org/2422/Analysis-of-Impediments-to-Fair-Housing-			
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			
149613 (5-15)			
LEGALS			
COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales			
SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY 4903 CHURCH ROAD BOWIE, MD 20720			
By authority contained in a Deed of Trust dated April 11, 2016 and recorded in Liber 38259, Folio 529, among the Land Records of Prince George’s County, Maryland, with a maximum principal balance of \$645,000.00, and an interest rate of 3.281%, 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			
MAY 20, 2025 AT 11:30 AM			
ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.			
Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$64,000.00 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			
149533 (5-1,5-8,5-15)			
LEGALS			
COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales			
SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY 9013 PINEHURST DRIVE FORT WASHINGTON, MD 20744			
By authority contained in a Deed of Trust dated October 29, 2014 and recorded in Liber 36471, Folio 519, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$208,587.00, 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			
MAY 20, 2025 AT 11:30 AM			
ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property is improved by a dwelling.			
Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.			
TIME IS OF THE ESSENCE. If purchaser fails to go to settlement within ten days of ratification, or otherwise fails to comply with the terms of sale, the Trustee may declare the entire deposit forfeited and resell the property at the risk and expense of defaulting purchaser, who agrees to pay reasonable attorneys’ fees and costs if a motion to resell the property has been filed, purchaser waives personal service of any paper filed in connection with such motion, and agrees to accept service of any such paper by regular mail to the address provided at time of sale. If the Trustee cannot convey insurable title, or the loan servicer determines that the sale should not have occurred, the sale shall be null and void, and purchaser’s sole remedy shall be the return of deposit without interest.			
Richard E. Solomon, et al., Sub. Trustees Substitute Trustees			
Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com			
149532 (5-1,5-8,5-15)			
			
LEGALS			
NOTICE OF PUBLIC HEARING CITY OF LAUREL, MARYLAND, BOARD OF APPEALS THURSDAY, MAY 22, 2025 6:00 P.M.			
Special Exception No. 967- 338 Main Street Laurel, MD 20707			
“The applicant, Caribe Express, is seeking special exception approval to add live entertainment and outdoor seating in the rear of the restaurant.”			
Meetings pertaining to this application will be held in-person in the City of Laurel Council Chambers. The public is welcome to attend and to testify. For meeting details, please visit https://www.cityoflaurel.org/1534/Meetings-Agendas-and-Minutes and submit a speaker list if you wish to speak.			
149608 (5-15)			

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LINDA K ROWE

Notice is given that Katie Downs, whose address is 9917 Lyndia Pl, Upper Marlboro, MD 20772-4711, was on April 22, 2025 appointed Personal Representative of the estate of Linda K Rowe, who died on January 7, 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 22nd day of October, 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.

KATIE DOWNS
Personal Representative

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

Estate No. 137107

149545 (5-1,5-8,5-15)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KAREN EILEEN JOHNSON

Notice is given that Jeffrey Johnson, whose address is 12644 Darlenen St, Upper Marlboro, MD 20774-1702, was on February 25, 2025 appointed Personal Representative of the estate of Karen Eileen Johnson who died on November 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 25th 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.

JEFFREY JOHNSON
Personal Representative

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

Estate No. 136228

149542 (5-1,5-8,5-15)

LEGALS

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

**In The Estate Of:
ROBERT FRANKLIN JACKSON**
Estate No.: 134824

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Hope E. Marrow for judicial probate of the will dated 08/15/2024 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **June 5, 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

149575 (5-8,5-15)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHERYL A PACHECO

Notice is given that Analdo Pacheco, whose address is 3020 Lake Ave, Cheverly, MD 20785, was on March 18, 2025 appointed Personal Representative of the estate of Cheryl A Pacheco, who died on May 16, 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 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.

ANALDO PACHECO
Personal Representative

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

Estate No. 136681

149546 (5-1,5-8,5-15)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIE B BRACELY

Notice is given that Dawn M Bracely, whose address is 19 N Pearl St, Buffalo, NY 14202-1411, was on April 21, 2025 appointed Personal Representative of the estate of Marie B Bracely who died on January 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 21st day of October, 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.

DAWN M BRACELY
Personal Representative

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

Estate No. 137098

149543 (5-1,5-8,5-15)

NOTICE

Laura H.G. O’Sullivan, et al.,
Substitute Trustees

vs.

John W. Miller

Plaintiffs

Defendant

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

CIVIL NO. C-16-CV-24-006092

ORDERED, this 30th day of April, 2025 by the Circuit Court of PRINCE GEORGE’S COUNTY, Maryland, that the sale of the property at 7952 Ashford Boulevard, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O’Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of May, 2025 next, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of May, 2025, next.

The report states the amount of sale to be \$199,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

149604 (5-8,5-15,5-22)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD PAUL JACINTHO

Notice is given that Lolita Jacintho, whose address is 2008 Gunstock Ct, Fort Washington, MD 20744, was on March 6, 2025 appointed Personal Representative of the estate of Richard Paul Jacintho, who died on October 2, 2024 without a will.

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

All persons having any objection to the appointment (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.

LOLITA JACINTHO
Personal Representative

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

Estate No. 136139

149547 (5-1,5-8,5-15)

LEGALS

ORDER OF PUBLICATION
BY POSTING

Jennifer I. Brandi
5303 Baltimore Ave, Suite 206
Hyattsville, MD 20781
301-699-3100

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**PATRICIA JACKSON
AKA: PATRICIA LOIS JACKSON**

Notice is given that Anthony D. Horne, whose address is 9412 Holbrook Ln, Potomac, MD 20854, was on April 16, 2025 appointed Personal Representative of the estate of Patricia Jackson aka Patricia Lois Jackson, who died on April 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 16th day of October, 2025.

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

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

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

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

ANTHONY D. HORNE
Personal Representative

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

Estate No. 136995

149544 (5-1,5-8,5-15)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
WATER QUALITY REPORT

Each year the City of Bowie issues a Water Quality Report to keep residents informed about the City of Bowie’s efforts to supply quality water and services.

This Water Quality Report is for those areas that are served by the City of Bowie Water Plant and should not be confused with areas served by the Washington Suburban Sanitary Commission. The report covers the period from January 1 through December 31, 2024.

The Water Quality Report is available online at www.cityofbowie.org/wqr and copies are also available at Bowie City Hall and Bowie’s Kenhill Center.

For more information or to request a printed copy of the report, please contact Nick Nosacek, Water Plant Superintendent, at 301-809-3060.

Alfred D. Lott, City Manager

149609 (5-15)

LEGALS

ORDER OF PUBLICATION

Plainview Financial Services, Ltd
Plaintiff

vs.

COLUMBIA LIENS LLC
Plaintiff,

David S. Hagenhoff;
Kristin S Hagenhoff;
Prince George’s County, Maryland

And

All other persons having or claiming to have an interest in property described as Ute Way Capitol Heights, MD 20743, and more fully described in Liber 40489 Page 00547 among the Land Records Book for Prince George’s County, Maryland, Assessed Value: \$11700; and Assessed to: Kristin S. Hagenhoff; Property ID: 18-4011151,

Defendants

In the Circuit Court for Prince George’s County, Maryland
Civil Action No.
C-16-CV-25-002486

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

Property described as Ute Way Capitol Heights, MD 20743 and more fully described in Liber 40489 Page 00547 among the Land Records Book for Prince George’s County, Maryland, Assessed Value: \$11700; and Assessed to: Kristin S. Hagenhoff; Property ID: 18-4011151.

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

It is thereupon this 12th day of May, 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 a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, the last insertion on or before June 6, 2025, warning all persons interested in the said properties to be and appear in this Court by the 15th day of July, 2025 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this 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, MD

True Copy—Test:
Mahasin El Amin, Clerk

149653 (5-15,5-22,5-29)

LEGALS

ORDER OF PUBLICATION

COLUMBIA LIENS LLC
Plaintiff,

vs.

DEISY BONILLA
Prince George’s County, Maryland
Occupant
Unknown Owners

ALL OTHER PERSONS THAT HAVE OR CLAIM TO HAVE ANY INTEREST IN THE PROPERTY 11350 CHERRY HILL RD UNIT 2-A 101, BELTSVILLE, MD 20705, Parcel No. 01-0076042,

And

ANY UNKNOWN OWNER OF THE PROPERTY 11350 CHERRY HILL RD UNIT 2-A 101, BELTSVILLE, MD 20705, Parcel No. 01-0076042, 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-25-002555

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property: Parcel Identification Number 01-0076042 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 II-A 101, 1,705.0000 Sq Ft & Imps. Maryland Farms Con

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

It is thereupon this 12th day of May, 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 15th day of July, 2025, and redeem the property with Parcel Identification Number 01-0076042 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.

THE PRINCE GEORGE'S POST

EARLY DEADLINES

DUE TO THE OBSERVANCE OF THE MEMORIAL DAY HOLIDAY ON MONDAY, MAY 26TH, THE PRINCE GEORGE'S POST NEWSPAPER WILL HAVE AN EARLY DEADLINE FOR SUBMISSION OF ALL LEGAL ADVERTISEMENTS AND CANCELLATIONS OF NOON ON THURSDAY, MAY 22ND, 2025

FOR THE MAY 29TH EDITION.

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The Prince George’s Post!

Call 301-627-0900 Today!

LEGALS		LEGALS		LEGALS			
<div>COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>9017 50TH PLACE COLLEGE PARK, MD 20740</div> <div>By authority contained in a Deed of Trust dated September 16, 2016 and recorded in Liber 38691, Folio 126, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$262,108.00, 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</div> <div>MAY 27, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$25,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.</div> <div>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.</div> <div>Richard E. Solomon, et al., Sub. Trustees Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>149556(5-8,5-15,5-22)</div>		<div>COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>6712 CHATHAM PARK DRIVE BRANDYWINE, MD 20613</div> <div>By authority contained in a Deed of Trust dated September 30, 2013 and recorded in Liber 35345, Folio 343, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$646,478.00, 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</div> <div>MAY 27, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>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 \$61,000.00 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.</div> <div>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.</div> <div>Richard E. Solomon, et al., Sub. Trustees Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>149557(5-8,5-15,5-22)</div>		<div>COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>3911 CLAIRTON DRIVE BOWIE, MD 20721</div> <div>By authority contained in a Deed of Trust dated February 23, 2006 and recorded in Liber 24661, Folio 609, modified by Loan Modification Agreement recorded on March 17, 2022, at Liber No. 47297, Folio 116, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$507,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on</div> <div>MAY 27, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$34,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo /HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.</div> <div>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.</div> <div>Richard E. Solomon, et al., Sub. Trustees Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>149558(5-8,5-15,5-22)</div>			
<div>COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>2743 WOODLAKE ROAD BOWIE, MD 20721</div> <div>By authority contained in a Deed of Trust dated November 7, 2006 and recorded in Liber 26763, Folio 131, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$582,500.00, and an interest rate of 2.000%, 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</div> <div>MAY 27, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>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 \$47,000.00 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.</div> <div>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.</div> <div>Richard E. Solomon, et al., Sub. Trustees Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>149559(5-8,5-15,5-22)</div>		<div>COHN, GOLDBERG & DEUTSCH, LLC 1099 WINTERSON ROAD,SUITE 301 LINTHICUM HEIGHTS, MD 21090 www.cgd-law.com/sales</div> <div>SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY</div> <div>1211 DOEWOOD LANE CAPITOL HEIGHTS, MD 20743</div> <div>By authority contained in a Deed of Trust dated June 30, 2023 and recorded in Liber 49018, Folio 17, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$387,600.00, and an interest rate of 6.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on</div> <div>MAY 27, 2025 AT 11:30 AM</div> <div>ALL THAT FEE SIMPLE property more fully described in the afore-said Deed of Trust. The property is improved by a dwelling.</div> <div>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 \$38,000.00 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.</div> <div>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.</div> <div>Richard E. Solomon, et al., Sub. Trustees Substitute Trustees</div> <div>Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com</div> <div>149560(5-8,5-15,5-22)</div>		<div>Danielle M. Cruttenden, Esq McNamee Hosea 888 Bestgate Road, Ste 402 Annapolis, MD 21401 410-266-9909</div> <div>NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS</div> <div>TO ALL PERSONS INTERESTED IN THE ESTATE OF NEIL DAVID WILLAMSON</div> <div>Notice is given that Judith A. Davis, whose address is 7728 Hanover Parkway, #302, Greenbelt, MD 20770, was on March 11, 2025 appointed Personal Representative of the estate of Neil David Williamson who died on February 18, 2025 with a will.</div> <div>Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>JUDITH A. DAVIS Personal Representative</div> <div>CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729</div> <div>Estate No. 136614 (5-8,5-15,5-22)</div> <div>149577</div>		<div>Michaela C. Muffoletto Neuberger, Quinn, Gielen, Rubin & Gibber, P.A. One South Street, 27th Floor Baltimore, Maryland 21202 410-332-8534</div> <div>NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS</div> <div>TO ALL PERSONS INTERESTED IN THE ESTATE OF NARESH SINGH MANN</div> <div>Notice is given that Narinder Singh Mann, whose address is 8630 Far Fields Way, Laurel, Maryland 20723, was on April 24, 2025 appointed Personal Representative of the estate of Naresh Singh Mann, who died on December 20, 2024 without a will.</div> <div>Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the personal representative or the attorney.</div> <div>All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 24th day of October, 2025.</div> <div>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.</div> <div>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.</div> <div>NARINDER SINGH MANN Personal Representative</div> <div>CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729</div> <div>Estate No. 136977 (5-8,5-15,5-22)</div> <div>149588</div>	

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LEGALS

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301-494-2108

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDWINA JOAN HUFF CEPEDA

Notice is given that Joanna L. Cepeda, whose address is 2511 Ralph Ellison Way NE, Washington, DC 20019, was on April 24, 2025 appointed Personal Representative of the estate of Edwina Joan Huff Cepeda who died on February 21, 2025 with a will.

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

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

JOANNA L. CEPEDA
Personal Representative

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

Estate No. 136979
149578 (5-8,5-15,5-22)

Martin W. Snyder, Esquire
Martin W. Snyder, LLC
352 West Patrick Street
Frederick, Maryland 21701
301-662-0007

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARK XAVIER ODUM

Notice is given that Joseph Leslie Odum, whose address is 6224 Greenleaf Lane, Elkridge, Maryland 21705, was on April 16, 2025 appointed Personal Representative of the estate of Mark Xavier Odum who died on January 15, 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 16th day of October, 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.

JOSEPH LESLIE ODUM
Personal Representative

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

Estate No. 136943
149538 (5-1,5-8,5-15)

Michelle D. Lee
10605 Concord St, Ste 420
Kensington, MD 20895
240-530-8018

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHARON HALL

Notice is given that Frank Hall, whose address is 950 Atlee Drive, Hyattsville, MD 20785, was on February 25, 2025 appointed Personal Representative of the estate of Sharon Hall, who died on October 1, 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 25th 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.

FRANK HALL
Personal Representative

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

Estate No. 131247
149586 (5-8,5-15,5-22)

Gail R. Kahan
Kahan Law, P.C.
2500 Lindenwood Drive
Olney, MD 20832
301-744-1855

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**SHEILA M. TROSSMAN
A.K.A: SHEILA MOIRE TROSSMAN**

Notice is given that David A. Trossman, whose address is 12113 Sunlit Water Way, Clarksville, MD 21029, was on April 18, 2025 appointed Personal Representative of the estate of Sheila M. Trossman a.k.a Sheila Moire Trossman who died on March 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 October, 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.

DAVID A. TROSSMAN
Personal Representative

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

Estate No. 137086
149539 (5-1,5-8,5-15)

LEGALS

Patrick M. Klemz, Esq.
1100 Wayne Avenue - Suite 825
Silver Spring, Maryland 20910
240-963-3717

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CAROL RENEE CARTER

Notice is given that Richard Bruce Carter IV, whose address is 18512 Charity Lane, Accokeek, MD 20607, was on April 25, 2025 appointed Personal Representative of the estate of Carol Renee Carter, who died on August 20, 2020 without a will.

Further information can be obtained by reviewing the estate file in the office of the Register of Wills or by contacting the 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 25th day of October, 2025.

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

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

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

RICHARD BRUCE CARTER IV
Personal Representative

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

Estate No. 137197
149587 (5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION
BY POSTING

KALIA FOSTER VANDYKE
VS.

PHILLIP VANDYKE

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-24-008545

ORDERED, ON THIS 30th day of April, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, Phillip O VanDyke 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 Irreconcilable Differences and stating that the Defendant’s last known address is: 3301 Hammond Rd, Raleigh, NC 27610, and therefore it is;

ORDERED, that this Order shall published at least once a week in each of three successive weeks in one or more newspapers of general circulation published in Prince George’s County and provide proof of publication to the Court, and it is further;

ORDERED, said publication to be completed by the 30th day of May, 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 signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, PHILLIP O VANDYKE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 29th day of June, 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
149561 (5-8,5-15,5-22)

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
GEORGE ALBERT BASSFORD, II

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N Washington St, Ste 500, Rockville, MD 20850-2230, was on April 17, 2025 appointed Personal Representative of the estate of George Albert Bassford, II who died on June 23, 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. 116730
149593 (5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION
BY POSTING

KIECIA COOPER
VS.

ASHLEY COOPER AND JOHN DOE

In the Circuit Court for
Prince George’s County, Maryland
Case Number: C-16-FM-24-007435
Other Reference Number(s):
C-16-FM-24-007436;
C-16-FM-24-007437

ORDERED, ON THIS 2nd day of May, 2025, by the Circuit Court for Prince George’s County MD:

That the Defendant, JOHN DOE, is hereby notified that the Plaintiff, has filed a Complaint for Custody-Third Party naming him/her as the defendant and stating that the Defendant Doe’s last known address is: unknown, and therefore it is;

ORDERED, that the Plaintiff may serve process to the Defendant, JOHN DOE, in accordance with Maryland Rule 2-122 as follows:

By posting notice in a newspaper or publication of general circulation published in the county in which the action is pending 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 1st day of June, 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 signed order of Publication at least thirty days prior to the response date in said order; and it is further;

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 1st day of July, 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
149554 (5-8,5-15,5-22)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ANTHONY RATCLIFF

Notice is given that Hellen Smith, whose address is 2351 N Williamson Blvd, Apt 1304, Daytona Beach, FL 32117-5208, was on April 24, 2025 appointed Personal Representative of the estate of James Anthony Ratcliff, who died on October 6, 2019 without a will.

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

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

HELLEN 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. 137176
149589 (5-8,5-15,5-22)



LEGALS

STATE OF SOUTH CAROLINA
COUNTY OF CHARLESTON

AMENDED SUMMONS

IN THE MATTER OF:
**EARL W. CORNEY, JR.
a/k/a EARL CORNEY
a/k/a EZ WENDELL,**

ROPER SAINT FRANCIS
HEALTHCARE,
Petitioner(s),

vs.

EARL W. CORNEY, JR. a/k/a
EARL CORNEY a/k/a EZ
WENDELL, an alleged incapacitated individual,
DENISE CORNEY, ELIZABETH CORNEY, LAKEICHA CORNEY BROWN, LINDELL CORNEY, FLORENCE CORNEY, DARCEL CORNEY, and
EARL CORNEY, III,
Respondent(s).

IN THE PROBATE COURT
CASE NUMBER
2023-GC-10-00167

TO THE RESPONDENT(S)
LISTED ABOVE:

YOU ARE HEREBY SUMMONED and required to Answer the Petition in this action, a copy of which is herewith served upon you, and to serve a copy of your Answer upon the Petitioner(s) listed above at the following address(es):

Cassandra L. Hutchens, Esquire
6650 Rivers Avenue
North Charleston, SC 29406

Your Answer must be served on the Petitioner at the above address within **thirty (30) days** after the service of this Summons and Petition upon you, exclusive of the day of such service; and if you fail to answer the Petition within that time, judgment by default will be rendered against you for the relief demanded in the Petition.

Cassandra L. Hutchens, Esquire
Attorney for Petitioner(s)

Date: June 21, 2024

149567 (5-1,5-8,5-15)

The Prince George’s Post

Your Newspaper of Legal Record

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Fax (301) 627-6260

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LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

8415 LENASKIN LANE
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated December 20, 2019 and recorded in Liber 43373, Folio 684, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$68,000.00, and an interest rate of 9.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex–If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 3, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the afore-said 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 \$6,800.00 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.

This property will be sold subject to one or more prior liens, the amount(s) of which will be announced at the time of sale.

Richard E. Solomon, et al., Sub. Trustees Substitute Trustees
Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com
149605 (5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DELORES BRILEY MONTGOMERY

Notice is given that Michael D Montgomery, whose address is 24360 Widgeon Place 7, Saint Michaels, MD 21663, was on April 24, 2025 appointed Personal Representative of the estate of Delores Briley Montgomery who died on March 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 24th day of October, 2025.

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

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

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

MICHAEL D MONTGOMERY Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137049
149581 (5-8,5-15,5-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEDAR NATH SHARMA

Notice is given that Rajeev K Sharma, whose address is 15511 Orchard Run Drive, Bowie, MD 20715, was on April 25, 2025 appointed Personal Representative of the estate of Kedar Nath Sharma who died on March 16, 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 25th day of October, 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.

RAJEEV K SHARMA Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137007
149582 (5-8,5-15,5-22)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED REAL PROPERTY

1906 ARDLYN COURT
BOWIE, MD 20716

By authority contained in a Deed of Trust dated March 14, 2006 and recorded in Liber 25418, Folio 116, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$254,500.00, and an interest rate of 6.300%, 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

JUNE 3, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$36,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

Richard E. Solomon, et al., Sub. Trustees Substitute Trustees
Tidewater Auctions, LLC (410) 825-2900 www.tidewaterauctions.com
149607 (5-15,5-22,5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELMER LEON RODDY

Notice is given that Natasha Lundy, whose address is 1620 Colonial Oak Court, Huntingtown, MD 20639, was on April 28, 2025 appointed Personal Representative of the estate of Elmer Leon Roddy who died on March 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 28th day of October, 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.

NATASHA LUNDY Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 136999
149583 (5-8,5-15,5-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN L JOHNSON

Notice is given that Marc A Johnson, whose address is 6920 Temple Hill Rd, Temple Hills, MD 20748-5208, was on April 28, 2025 appointed Personal Representative of the estate of Evelyn L Johnson who died on September 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 28th day of October, 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.

MARC A JOHNSON Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 135694
149584 (5-8,5-15,5-22)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MILAGROS L DASILVA

Notice is given that JEAN-PAUL DASILVA, whose address is 25464 Allston Lane, Hollywood, MD 20636, was on April 18, 2025 appointed Personal Representative of the estate of MILAGROS L DASILVA, who died on March 19, 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 18th day of October, 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.

JEAN-PAUL DASILVA Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137097
149590 (5-8,5-15,5-22)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT D THOMAS

Notice is given that James D Thomas, whose address is 4553 Hemlock Cone Way, Ellicott City, MD 21042-5937, was on April 29, 2025 appointed Personal Representative of the estate of Robert D Thomas who died on March 25, 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 29th day of October, 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.

JAMES D THOMAS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137214
149585 (5-8,5-15,5-22)

LEGALS

NOTICE OF INTENT TO DISPOSE OF IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2010	Chevrolet	Cobalt	1G1AF5F52A7192476
2005	Hyundai	Santa Fe	KM8SC73E25U005745
2012	Chrysler	200	1C3CCBCB0CN299515
2011	Chrysler	200	1C3BC4FBXBN595434
2016	Chrysler	200	1C3CCCCAB1GN184954
2010	Lexus	RX	JTJBK1BA2A2003094
2017	Toyota	Yaris	2T1BURHE3HC826649
2018	Kia	Forte	KNAFK5A86J5773482
2010	Nissan	Maxima	1N4AA5AP7AC875091
2012	Jeep	Liberty	1C4PJMAK7CW142141
2017	Hyundai	Santa Fe	5XYZT3LBOHG452114
2012	Ford	Focus	1FAHP3F27CL281568
2021	Jeep	Cherokee	1C4PJMDX8MD197427
2014	Buick	Verano	1G4PP5SK1E4131536
2007	Dodge	Grand Caravan	2D4GC44LX7R303621
2005	Chevrolet	Equinox	2CNDL23F956094359
2008	Toyota	Sienna	5TDZK23CX8S212531
2018	Nissan	Altima	1N4AL3AP9JC174938
2010	Honda	Civic	JHMFA3F24AS000797
2021	Chevrolet	Trailblazer	KL79MPSL0MB034684
2014	Nissan	Altima	1N4AL3AP9EC404757
2013	Volkswagen	Passat	1VWBH7A38DC135747
149644			(5-15)

LEGALS

**Mayor and City Council of Laurel, Maryland
Charter Resolution No. 181**

Notice is hereby given that the Mayor and City Council of Laurel, Maryland, a Maryland municipal corporation approved Charter Amendment No. 181 on May 12, 2025 Amending, Rearranging and Renumbering City of Laurel Charter Article 600 “Registrations and Elections”, Section 601- “Voters and Registration”; Section 602- “Election of Mayor and Councilmembers”; Section 603 “Ward Boundaries”; Section 604- “Polling Places”; Section 605- “Voting Procedures”; Section 606- “Same Day Registration”; Section 607 “Vote-By-Mail-Ballots”; Section 608- “Electioneering”; Section 609 “Election Equipment and Sample Ballots”; Section 610- Compliance With Eligibility Requirements, Attendance, Recall, Disqualification and Suspension of Elected Officials”; Section 611- “Recall of Elected Official”; Section 612- “Grounds for Recall of Elected Official”; Section 613- “Suspension of Elected Officials”; Section 614- “Referenda”; Section 615- “Advisory Referenda”; Section 616- Adoption and Incorporation of State Law Provisions”; Section 617- Extraordinary Powers- Civil Emergency."

The proposed amendments generally include the following:

Spelling, grammatical, and syntax corrections; removal of redundant or outdated verbiage; amends deadline for requesting a Vote by Mail Ballot; adds detail for the requirements of successful write-in ballots; clarifies documentation required for submittal of a provisional ballot and same day voter registration; clarifies procedure for recall of ward elected Councilmembers; and clarifies suspension of elected officials.

The date of adoption of this Charter Resolution is the **12th** day of **May**, 2025, and that the amendment to the Charter of the City as herein adopted, shall be and become effective on the **4th** day of **July**, 2025 unless on or before the **23rd** day of **June**, 2025, a Petition for Referendum on this Charter Resolution is filed in writing with the Mayor or City Administrator, by 5:00 pm pursuant to the provision of Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

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

149651 (5-15,5-22,5-29,6-5)

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for a quote.

The Prince George’s Post!

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LEGALS

NOTICE OF JOINT PUBLIC HEARING

THE PRINCE GEORGE’S COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
AND
THE PRINCE GEORGE’S COUNTY PLANNING BOARD OF
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING
COMMISSION

Pursuant to provisions of the Land Use Article of the Maryland Annotated Code, as well as Subtitle 29 of the Prince George’s County Code, the County Council of Prince George’s County, Maryland, sitting as the District Council, and the Prince George’s County Planning Board of The Maryland-National Capital Park and Planning Commission hereby give notice of a joint public hearing in order to receive public testimony concerning the proposed designation of two (2) properties in Prince George’s County as Historic Sites; specifically, the Maerlender-Hughes House (Documented Property 66-037-51); and the Clarence and Edith Pearce House (Documented Property 66-029-10), with the street addresses as follows:

- 1. (66-037-51) Maerlender-Hughes House, 4615 Clemson Road, College Park, MD 20740
- 2. (66-029-10) Clarence and Edith Pearce House, 6605 44th Avenue, University Park, MD 20782

PUBLIC HEARING DATE/TIME: Monday, June 16, 2025, at 6:00 p.m.

PUBLIC HEARING LOCATION: Wayne K. Curry Administrative Building
1st Floor Council Hearing Room
1301 McCormick Drive, Largo, Maryland 20774

View virtually using the link provided at: <https://pgccouncil.us/LIVE>

PURPOSE OF PUBLIC HEARING: To give interested persons the opportunity to give public comment concerning the foregoing proposed Historic Site designations.

HOW TO PARTICIPATE: In-Person Public Hearing – The Prince George’s County Council will meet in-person. 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.

Registration to speak should be completed by 3:00 p.m. on the day BEFORE the hearing. On-site registration is now available; however, advance registration to testify is strongly encouraged. Speakers will be given 3 minutes to speak. Written comments may be submitted through the close of business on Tuesday, July 1, 2025, when the record of public hearing testimony will close. Testimony and comments will not be accepted via social media or by telephone/voice mail message. These policies are in effect until further notice. 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.

A copy of the Historic Preservation Commission’s recommendations to the Planning Board and the District Council are available through the Historic Preservation Section of The Maryland-National Capital Park and Planning Commission. Please contact the Historic Preservation Section for copies at 301-952-3680.

BY ORDER OF THE COUNTY COUNCIL,
SITTING AS THE DISTRICT COUNCIL,
PRINCE GEORGE’S COUNTY, MARYLAND
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the County Council

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
By: William Spencer
Acting Executive Director

ATTEST:
Gavin Cohen
Secretary-Treasurer

149649 (5-15)

THE PRINCE
GEORGE’S POST
NEWSPAPER

CALL
301-627-0900

FAX
301-627-6260

LEGALS

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

TUESDAY, MAY 27, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

10:00 A.M.

Notice is hereby given that on Tuesday, May 27, 2025, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-004-2025 (DR-2) AN ACT CONCERNING NON-COMMERCIAL TRAILER PARKING RESTRICTIONS for the purpose of establishing parking restrictions for non-commercial trailers; and setting penalties for violating these parking restrictions.

CB-008-2025 (DR-3) AN ACT CONCERNING THE REVISED PUBLIC SAFETY OFFICER REAL PROPERTY TAX CREDIT for the purpose of revising the definition of public safety officers eligible for the real property tax credit.

CB-017-2025 (DR-2) AN ACT CONCERNING LANDLORD-TENANT RELATIONS for the purpose of providing for a certain definition; providing for a certain relocation payment for certain housing deemed unfit for human habitation; providing for certain exemptions from relocation payments and providing for certain exemptions from first right to reoccupy certain rental housing; providing for a certain proof of compliance; providing for a certain first right to reoccupy certain rental housing; providing for a certain fine; and generally regarding landlord-tenant relations.

CB-020-2025 AN ACT CONCERNING FIRE SAFETY for the purpose of amending the Prince George’s County Fire Safety Code and Specific Civil Penalties to increase the fire inspection fees and civil monetary fine and amend language generally relating to Fire Safety.

CB-021-2025 (DR-3) AN ACT CONCERNING THE CLASSIFICATION PLAN FOR PRINCE GEORGE’S COUNTY for the purpose of amending certain class titles and grades, adding new classes of work and abolishing certain classes of work.

CB-025-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT PRINCE GEORGE’S CORRECTIONAL OFFICERS’ ASSOCIATION, INC. (CIVILIAN UNIT) for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the Prince George’s Correctional Officers’ Association, Inc. (PGCOA) (Civilian Unit) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board and as amended by the Office of Human Resources Management from time to time.

CB-028-2025 AN ACT CONCERNING COLLECTIVE BARGAINING AGREEMENT INTERNATIONAL ASSOCIATION OF FIRE FIGHTERS, AFL-CIO, LOCAL 1619 (CIVILIANS) for the purpose of approving the labor agreement by and between Prince George’s County, Maryland and the International Association of Fire Fighters, AFL-CIO, Local 1619 (Civilians) to provide for wages and certain other terms and conditions of employment for personnel classifications certified by the Prince George’s County Public Employee Relations Board or as amended by the Office of Human Resources Management.

COUNCIL RESOLUTIONS:

CR-044-2025 (DR-2) A RESOLUTION CONCERNING CONTRACT APPROVALS for the purpose of approving certain multiyear contracts in accordance with the Prince George’s County Charter and Subtitle 10 of the Prince George’s County Code.

CR-052-2025 A RESOLUTION CONCERNING MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION - PROJECT CHARGE REALLOCATION for the purpose of approving certain transfers of appropriations and expenditures within the Approved Fiscal Year 2025 Operating Budget for the Recreation Fund.

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
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

149646 (5-15,5-22)

THE PRINCE GEORGE’S POST
EARLY DEADLINES

DUE TO THE OBSERVANCE OF THE MEMO-

RIAL DAY HOLIDAY ON MONDAY, MAY

26TH, THE PRINCE GEORGE’S POST

NEWSPAPER WILL HAVE AN EARLY

DEADLINE FOR SUBMISSION OF ALL LEGAL

ADVERTISEMENTS AND CANCELLATIONS

OF

NOON ON THURSDAY, MAY 22ND, 2025

FOR THE MAY 29TH EDITION.

THANK YOU!

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES F BYRUM

Notice is given that James D Byrum, whose address is 12804 Brunswick Ln, Bowie, MD 20715, was on April 22, 2025 appointed Personal Representative of the estate of James F Byrum who died on April 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 22nd day of October, 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.

JAMES D BYRUM
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137141
149540 (5-1,5-8,5-15)

LEGALS

ORDER OF PUBLICATION

EYB INVESTMENT LLC,

Plaintiff

v.

PDC LOVELESS LLC, ET AL.,

Defendants

In the Circuit Court for
Prince George’s County, Maryland
Case No. C-16-CV-25-002459

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

TAX ID: 11-3742715
Parcel E
46,790,0000 Sq.Ft. Loveless Estates
Blk B
Assmt \$2,800 Lib 16892 Fl 389
and assessed to PDC Loveless LLC

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

It is thereupon this 12th day of May, 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, Maryland once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of July, 2025 and redeem the property described above and answer the complaint or there after 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, MD

True Copy—Test:
Mahasin El Amin, Clerk
149650 (5-15,5-22,5-29)

LEGALS

NOTICE

Eli Landy is seeking permission from the State’s Attorney’s Office of Prince George’s County to disinter the remains of Ariel Landy from Mount Lebanon Cemetery, located at 9304 Adelphi Road, Hyattsville, Maryland 20783, section 8c, lot 543, number 3. The remains will be reinterred in Eretz Chaim Cemetery, Beit Shemesh, Israel, Area 7, section 18, row 8, plot 27. The request is being made on behalf of Ariel Landy, the son, for the purposes of placing his remains near his mother.

149658 (5-15)

THE
PRINCE GEORGE’S
POST
Call 301-627-0900
Fax 301-627-6260
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH GRAY

Notice is given that Carl Crews, whose address is 7710 Allentown Farm Ct, Fort Washington, MD 20744-1160, was on October 8, 2024 appointed Personal Representative of the estate of Joseph Gray who died on September 11, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 8th day of April, 2025.

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

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

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

CARL CREWS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135046
149541 (5-1,5-8,5-15)

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS HEREBY GIVEN that the Loudoun County court of Loudoun county, Virginia appointed Gulbadan Qulizada, whose address is 43786 Trajans Column Terrace, Ashburn, VA 20148, as the Personal Representative of the Estate of Ali Hussain Qulizada who died on August 14, 2024 domiciled in Virginia United States.

The Maryland resident agent for service of process is Nasrian Jiwani, whose address is 1821 Willard Place, Unit B, Frederick, MD 21720.

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, 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 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.

GULBADAN QULIZADA
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 137258
149640 (5-15,5-22,5-29)

TOWN OF UNIVERSITY PARK
LEGISLATIVE RESOLUTION
25-O-03

On May 5, 2025, the Common Council adopted, and on May 6, 2025, the Mayor signed, Legislative Resolution 25-O-03, which levies a tax of forty-seven and 63/100 cents (\$0.4763) per one hundred dollars (\$100.00) of full value assessment on all taxable real property located within the corporate limits of the Town of University Park, Maryland, levies a tax of two dollars and twenty-five cents (\$2.25) per one hundred dollars (\$100.00) of full value assessment on all taxable personal property located within the corporate limits of the Town of University Park, Maryland, and adopts and appropriates the budget for fiscal year 2026.

A copy of the Legislative Resolution shall be posted on the entrance to the University Park Town Hall, 6724 Baltimore Avenue, University Park, MD 20782 until May 26, 2025. The ordinance will take effect on July 1, 2025, unless petitioned to referendum in a manner prescribed by law.

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

Suellen M. Ferguson, Esq.
Town Attorney

149652 (5-15)

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: 5/20/2025.

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

ANDREWS AUTO TOWING RECOVERY AND HAULING				
2907 SUITE A RICHIE ROAD				
DISTRICT HEIGHTS, MD 20747				
301-773-7535				
2015	HONDA	CIVIC		19XFB2F72FE291251
2004	CHEVROLET	IMPALA	VA	UHFH2414
2019	CARRY-ON	TRAILER		4YMBU1016KV041313

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

2003	JEEP	CHEROKEE		1J4GX48S03C546575
2020	FREIGHTLINER	NULL	MD	0694F3
2005	TRAILER	WABASH		3AKJHPDV5LSLF0568
2013	HONDA	ACCORD	MD	9FF2217
2018	TRAILER	PACE		53BPTEA26JU030103
2018	KAUFMAN	TRAILER	ME	C465642
1998	GREAT DANE	TRAILER	ME	25TLR4312B
2001	TRAILER		ME	23TLR7208C
2013	VOLVO	TRUCK VNL		4V4NC9EH9DN139606
2003	FORD	EXPEDITION		1FMRU15W03LB55371
2019	TOYOTA	HIGHLANDER		5TDDBZRFH5K5993771
2008	CHRYSLER	SEBRING	VA	99496T
2020	MITSUBISHI	OUTLANDER		JA4AR3AU8LU008870
2011	CHEVROLET	IMPALA		2G1WD5E38C1232314
2010	DIAMOND C	TRAILER		46UFU1629A1128981
2012	LAND ROVER	RANGE ROVER		SALMF1D49CA360667
1975	BOAT			ARWJ00870874A
	TRAILER		VA	519034TR

ABANDONED TRAILER AND BOAT				
TRAILER:				
RUSTED WITH TAG# 519034TR				
BOAT:				
WHITE BOAT WITH THICK GREEN STRIPE AND THIN BLUE STRIPE AND DE-BRIS OF PRESSWOOD ON THE FRONT.				
LOCATION:				
9715 FRANKLIN AVE, LANHAM MD				



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

2006	GMC	YUKON	VA	TSK4037
2002	DODGE	CARAVAN	PA	KJF1962
				1GKEK13Z56R142255
				2B4GP44382R763850

HANNAN AUTO AND TOWING				
11508 EAST MAPLE AVE				
BELTSVILLE, MD 20705				
301-937-1937				
2008	VOLKSWAGEN	EOS	MD	4EJ8692
2013	MERCEDES BENZ	350	MD	9BW4577
				WVWFA71F38V021684
				WDCCG8JB0DG103872

J & J TOWING				
8545 DELANO ROAD				
CLINTON, MD 20735				
301-568-3284				
2007	MERCEDES BENZ	CL550	VA	TVM9115
2002	CHEVROLET	TRAIL	MD	8BK8541
		BLAZER		1GNET16SX26113568

J&L TOWING AND RECOVERY				
8225 GREY EAGLE DRIVE				
UPPER MARLBORO, MD 20772				
301-574-0065				
2006	CHRYSLER	300	WV	903617
2001	BMW	3-SERIES		2C3KA53G86H518894
2017	CHEVROLET	BOLT	MD	T1882138
2021	CHEVROLET	BOLT	MD	T2144599
2008	BMW	328 XI		WBAVC73528KP38196
2003	TOYOTA	HIGHLANDER		JTEHF21A830125736
2008	SATURN	AURA	VA	TRR7248
2006	FORD	ESCAPE	VA	KUSHHPAK
2001	DODGE	DURANGO	DC	FD5366
2015	FORD	TRANSIT	MD	7ED2193
		CONNECT		NM0LS6E7XFI184346

JD TOWING				
2817 RITCHIE RD				
FORESTVILLE, MD 20747				
301-967-0739				
2020	DONGFANG	MOTORCYCLE		LXDPCNPHXL1040714
2007	ACURA	TL		19UUA662X7A045124
2014	TRAILER	CARRY-ON		4YMUL0812EV028699
2011	TRAILER	KEYSTONE RV		4YDT28120BD422252
1997	SUBARU	LEGENCY	DC	GP3709
2012	FOREST RIVER	RF CAMPING		453BG6855V7607677
		TRAILER		4X4CFM410CD282914
2005	BMW	528I	VA	TML4353
2004	FLEETWOOD	RV	PA	XNP7258
				WBADM6334XBY21192
				1ED1B302142810951

MCDONALD TOWING				
2917 52ND AVENUE				
HYATTSVILLE MD 20781				
301-864-4133				
2015	LEXUS	RX350	MD	8DC0521
1996	NISSAN	ALTIMA	MD	8BV5867
2007	AUDI	Q7		WA1BY74L47D074422
2006	GMC	YUKON	VA	TJX6144
				1GKFK66U86J128351

METROPOLITAN TOWING INC				
8005 OLD BRANCH AVE				
CLINTON, MD 20735				
(301) 568-4400				
2018	FORD	EXPEDITION		1FM5K8AR3JGB00464
2008	FORD	EXPEDITION	VA	1FMFU16598LA29445
2015	HYUNDAI	GENESIS		KMHGN4JF7FU057030
2017	FORD	FUSION	MD	6EP8702
2017	CHEVROLET	COLORADO	MD	6GD3424
1995	VOLKSWAGEN	CABRIO	MD	357M660
2005	ACURA	MDX	DC	FC8453
2017	CHEVROLET	BOLT	NY	80376MN
2014	FORD	FUSION	GA	S2180225
2012	NISSAN	SENTRA	DC	EW7231
2004	TOYOTA	PRIUS	MD	3DE4640
2017	DODGE	JOURNEY	VA	A17795
2006	INFINITE	G35X		JNKC5V1F06M608132
2005	TOYOTA	MATRIX	MD	7AX0995
2014	HYUNDAI	SONATA		2T1KR32E95C343735
2023	HYUNDAI	SANTA FE	MD	6FC9235
				5NMS2DAJ8PH484818

LEGALS

1997	CHEVROLET	TAHOE		1GNEK13R2VJ434056
2012	CHEVROLET	CRUZE		1G1PC5SH3C7146712
2006	WABASH	TRAILER	VA	630106TL
2013	VOLKSWAGEN	JETTA	MD	4DS9937
2009	DODGE	GRAND	VA	TMB3202
		CARAVAN		2D8HN44E49R622011

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

1997	PONTIAC	FIREBIRD	MD	65303CD
2007	HONDA	ACCORD	MD	6GH6401
2010	VOLKSWAGEN	BEETLE	DC	GR3541
2013	HONDA	CR-V	VA	TZF2373
2005	FORD	ESCAPE		1FMCU9J9XFUB67403
2003	FORD	E-150		1FTRE14223HA03806
2007	BMW	530I	VA	TGD2633
2009	CHEVROLET	MALIBU		WBANA73574B801843
2005	NISSAN	PATHFINDER		1G1ZH57BX94159093
2000	HONDA	CIVIC		5N1AR18W35C787729
2008	HONDA	CIVIC	MD	1GR6191
				2HGFA16878H132609

149657	(5-15)
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LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
BOYD MOSES

Notice is given that Alicia Armstrong, whose address is 7204 Allentown Rd, Fort Washington, MD 20744-1009, was on March 4, 2025 appointed Personal Representative of the estate of Boyd Moses who died on March 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 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.

ALICIA ARMSTRONG	EVA STENZEL
Personal Representative	Personal Representative
CERETA A. LEE	CERETA A. LEE
REGISTER OF WILLS FOR	REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY	PRINCE GEORGE’S COUNTY
P.O. Box 1729	P.O. Box 1729
UPPER MARLBORO, MD 20773-1729	UPPER MARLBORO, MD 20773-1729
Estate No. 136020	Estate No. 136867
149579	149580
(5-8,5-15,5-22)	(5-8,5-15,5-22)

LEGALS

The City of Glenarden Fiscal Year 2026 Budget Hearing on the Proposed Fiscal Year 2026 Budget will take place on Thursday, May 29, 2025, at 7:00pm (In-Person) - in the Council Chamber - see City website for details to attend via Zoom.

A copy of the Proposed FY 26 Budget is available for public inspection at the James R. Cousins Jr. Municipal Center, 8600 Glenarden Parkway, Glenarden, Maryland 20706, on Monday thru Friday from 8:30am to 5:00pm.

City of Glenarden FY2026 Proposed Budget		
Proposed FY26 Budget		FY26 Proposed Budget
GENERAL FUND		
TOTAL REVENUES - GENERAL FUND		6,528,604
TOTAL EXPENDITURES - GENERAL FUND		6,528,603
Subtotal - Budget Surplus / (Deficit)		0
SPECIAL REVENUE FUND		
Special Police Grant		
Revenues		1,895,000
Expenditures		1,895,000
Subtotal - Budget Surplus/(Deficit)		(0)
PEG Grant		
Revenues		48,000
Expenditures		48,000
Subtotal - Budget Surplus/(Deficit)		0
Camera Photo Enforcement		
Revenues		159,840
Expenditures		159,840
Subtotal - Budget Surplus / (Deficit)		0
GLENARDEN FARMERS MARKET		
Revenues		30,000
Expenditures		20,500
Subtotal - Budget Surplus / (Deficit)		9,500
CAPITAL PROJECTS FUND		
Financing Sources ***		4,434,000
Capital Projects Expenditures		4,148,000
Subtotal - Budget Surplus / (Deficit)		286,000
Capital Projects		
Total Budget Surplus - All Governmental Funds		295,500
ENTERPRISE FUND BUDGET (GAAP BASIS)		
Operating Revenues		152,000
Operating Expenses		150,743
Total Surplus / (Deficit) - Enterprise Fund		1,257

149648	(5-15,5-22)
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THIS COULD BE YOUR AD!

Call 301-627-0900

LEGALS

MECHANIC'S LIEN SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George’s Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 05/30/2025. Purchaser of vehicle(s) must have it inspected as provided in Trans- portation Section 23-107 of the An- notated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming in- terest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10569	2017 FORD
VIN# 3FA6P0PUXHR327800	KOON’S FORD OF BALTIMORE
6970 SECURITY BLVD	BALTIMORE

LOT#10580	2020 FORD
VIN# 3FA6P0HD7LR191066	KOON’S FORD OF BALTIMORE
6970 SECURITY BLVD	BALTIMORE

LOT#10659	1984 TOLLYCRAFT 30’5” BOAT
USCG# 688149	MD#2976BN
HIN# TLY30607L485	NAME OF BOAT: THE REVOLUTION
SHIPWRIGHT, LLC	6047 HERRING BAY RD
DEALE	

LOT#10667	1987 CARVER 28’ BOAT
MD# 8223 DC	BUY HARBOR MARINA
6029 HERRING BAY RD	DEALE

LOT#10668	2008 CHRYSLER
VIN# 2A8HR54P58R834126	KOON’S FORD OF BALTIMORE
6970 SECURITY BLVD	BALTIMORE

LOT#10669	2019 FORD
VIN# 1FTEW1EPXKFB33784	KOON’S FORD OF BALTIMORE
6970 SECURITY BLVD	BALTIMORE

LOT#10670	2019 FORD
VIN# 3FADP4BJ9KM148163	KOON’S FORD OF BALTIMORE
6970 SECURITY BLVD	BALTIMORE

LOT#10672	2016 CHEVROLET
VIN# 3GCUKSECXGG378228	AUTOMOTIVE SOLUTIONS
6025 BELAIR RD	BALTIMORE

LOT#10673	2015 NISSAN
VIN# 5N1AR2MM9FC629374	AUTOMOTIVE SOLUTIONS
6025 BELAIR RD	BALTIMORE

LOT#10674
2015 JEEP
VIN# 1C4RJFBG0FC768778
AUTOMOTIVE SOLUTIONS
6025 BELAIR RD
BALTIMORE

LEGALS

PRINCE GEORGE'S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

MAY 27, 2025

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

TRANSFER OF LOCATION

Rajkumar P. Patel, Member-Manager, Joshua A.P. Patel, Member for a Class A, Beer, Wine, and Liquor for the use of Riya Raj, LLC, t/a College Park Liquors, 7207 Baltimore Avenue, College Park, 20740 transfer from 8141 Baltimore Avenue Corporation, t/a College Park Liquors, 8141 Baltimore Avenue, Unit E & F, College Park, 20740, Susan Hui, President, Sai Chiang, Vice President, Catherine Hui, Secretary /Treasurer.

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

TRANSFER

Jorge Menendez Colcho, Member-Manager, for a Class B, Beer, Wine and Liquor for the use of Trinity Grill and Bar, LLC, t/a Café Tacuba, 3010 Hamilton Street, Hyattsville, 20782 transfer from Trinity Grill and Bar, LLC, t/a Trinity Grill, 3010 Hamilton Street, Hyattsville, 20782, Hope Jones, Member-Manager, Gregory Jones, Member-Manager.

Vi Thi Hoang Cao, Member, for a Class D(on), Beer and Wine for the use of Capella Nail Bar, LLC, t/a Capella Nail Bar, 4501 B Mitchellville Road, Bowie, 20716 transfer from Capella Nail Bar, LLC, t/a Capella Nail Bar, 4501 B Mitchellville Road, Bowie, 20716, Tamkenny Nguyen, Member.

Maniskumar C. Patel, Member-Manager, for a Class A, Beer, Wine, and Liquor for the use of 201 Beverages, LLC, t/a 201 Drive-Thru Liquors, 4221 Kenilworth Avenue, Bladensburg, 20710 transfer from Hee & Ryan, Inc., t/a 201 Drive-thru Liquors, 4221 Kenilworth Avenue, Bladensburg, 20710, Hee Ja Chun, President/Secretary /Treasurer.

Nidhi Gaind, President/Secretary/Treasurer, for a Class D(R), Beer and Wine for the use of Triangle Beer, Wine and Convenience, Inc., t/a Triangle Beer, Wine and Convenience, 10400 Rhode Island Avenue, Beltsville, 20705 transfer from Triangle Beer, Wine and Convenience, Inc., t/a Triangle Beer, Wine and Convenience, 10400 Rhode Island Avenue, Beltsville, 20705, Sunita A. Gupta, President/Treasurer, Anil Gupta, Secretary.

NEW – CLASS B(BLX), BEER, WINE AND LIQUOR

Brian N. Cannella, Authorized Person, John A. Wain, Authorized Person, Russell M. Reiter, Authorized Person, for a Class B(BLX), Beer, Wine, and Liquor for the use of Largo Senior Living, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro, 20774.

NEW – CLASS B(BH), BEER, WINE AND LIQUOR

Kenneth A. Cerf, Jr., Member/ Authorized Person, Jeffrey Kolesar, Member/Authorized Person, Joseph A. Wellenbushier III, Member/Authorized Person, for a Class B(BH), Beer, Wine, and Liquor for the use of GBMD Associates, LLC, t/a Residence Inn-Greenbelt, 6320 Golden Triangle Drive, Greenbelt, 20770.

NEW – CLASS B(DD), BEER, WINE AND LIQUOR

David Santizo, Managing Member/ Authorized Person, Maria Santizo, Member/ Authorized Person, for a Class B(DD), Beer, Wine, and Liquor for the use of Acapulco Restaurant and Grill, LLC, t/a Acapulco Restaurant and Grill, 643 Main Street, Laurel, 20707.

NEW – CLASS B, BEER AND WINE

Gabriela Flores, President, for a Class B, Beer and Wine for the use of Taqueria Maria Bonita, LLC, t/a Taqueria Maria Bonita, 5612 Kenilworth Avenue, Riverdale, 20737.

Aderemi Bello, Managing Member/ Authorized Person for a Class B, Beer and Wine for the use of Crepes on Main, LLC, t/a Crepes on Main, 349 Main Street, Laurel, 20707.

Catrina Jackson, Member, Elizabeth Greene, Member for a Class B, Beer and Wine for the use of EC Collective, LLC, t/a Lisp Restaurant and Lounge, 63339 Allentown Road, Suite A, Temple Hills, 20748.

Shaoguo Li, Manager, for a Class B, Beer and Wine for the use of Hai Na Bai Chuan, LLC, t/a Eastern Gourmet, 8150 Baltimore Avenue, Suite D, College Park, 20740.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, May 27, 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 BLCC@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
May 2, 2025

149596 (5-8,5-15)



LEGALS

ORDER OF PUBLICATION

CORNELIUS STONE
4704Ballad Drive
Fort Washington, Maryland 20744

Vs. Plaintiff

CURTIS REGENCY, LLC
C/o David Priddy,
Last known Resident Agent and Officer
7150 Columbia Gateway Drive,
Building J
Columbia, Maryland 21046

and

LIEN SOLUTIONS
P.O. Box 29071
Glendale, California 01209

and

CT LIEN SOLUTIONS
P.O. Box 29071
Glendale, California 01209

and

MANUFACTURERS AND TRADERS TRUST COMPANY AS SUCCESSOR BY MERGER TO PROVIDENT BANK OF MARYLAND
c/o CSC-Lawyers Incorporating Service Company
Resident Agents
7 St. Paul Street, Suite 820
Baltimore, Maryland 21202

And

UCC DIRECT SERVICES
P.O. Box 29071
Glendale, California 01209

And

UNKNOWN OWNER OF PROPERTY
Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive
Map 054, Grid E3, Parcel 0000, Acct No. 07-0764225
and the unknown owner’s heirs, devisees and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right title and interest

and

THE COUNTY OF PRINCE GEORGE'S
Serve on: Rhonda L. Weaver
County Attorney
1301 McCormick Drive
Suite 4100
Largo, Maryland 20774

And all other persons having or claiming to have an interest in Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, Account Number 07-0764225

Defendants.

In the Circuit Court for Prince George's County, Maryland
CASE NO.: C-16-CV-25-002137

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property, Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, Account Number 07-0764225 and assessed to Curtis Regency, LLC, and sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiffs in these proceedings:

Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, District 07, Map 05r, Grid E3, Parcel 0000, Acct No.: 0764225

The complaint states, among other things, that the amounts necessary for redemption have not been paid, although the required time for filing a Complaint has elapsed.

It is thereupon this 28th day of April, 2025, by the Circuit Court for Prince George’s County,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation once a week for three successive weeks, before the 23rd day of May, 2025, warning all persons interested in said property to be and appear in this Court by the 1st day of July, 2025, to redeem the property, Parcel D, 3.0100 Acres. Woodmore Highlands Blk A, 000000 Dunwood Valley Drive, Account Number 07-0764225, and answer the Complaint of or thereafter a final decree will be rendered foreclosing all rights of redemption in the property and vesting in the Plaintiff, CORNELIUS STONE, a title free and clear of all encumbrances, except for ground rents.

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, Maryland
True Copy—Test:
Mahasin El Amin, Clerk
149564 (5-1,5-8,5-15)

LEGALS

ORDER OF PUBLICATION

Midaro Investments 2024, LLC
c/o Berman Legal Services
201 International Circle, Suite 190
Hunt Valley, Maryland 21030
Attorney for Plaintiff

Plaintiff,

vs.

John Ndunguru

AND

The Estate of Ndunguru

AND

Alice Ndunguru

AND

The Estate of Alice Ndunguru

AND

Prince George’s County, Maryland

AND

State of Maryland

All unknown owners of the Property described below, their heirs, devisees, Personal Representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assignees, or successors in right, title or interest, and any and all persons having or claiming to have any leasehold or any other interest in the Property and premises situate, described as:

Account No: 07-2838621
known as: 17009 Federal Hill Ct
Address of 17009 Federal Hill Court,
Bowie, Maryland 20716

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY, MARYLAND
CIVIL DIVISION
CASE NO.: C-16-CV-25-002136

The object of this proceeding is to secure the foreclosure of all rights of redemption in the hereinabove described property situate, lying and being in Prince George's County, Maryland, sold by the Collector of Taxes for Prince George's County and the State of Maryland to the Plaintiff in the proceeding.

The Complaint states, among other things, that the amount necessary for the redemption for the subject property has not been paid, although more than nine (9) months and a day from the date of sale has expired.

It is thereupon this 28th day of April, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland once a week for three (3) consecutive weeks, on or before the 23rd day of May, 2025, warning all persons having or claiming to have any interest in the property described above appear in this Court by the 1st day of July, 2025, and redeem their respective property or answer the Complaint, or thereafter a Final Decree will be entered foreclosing all rights of redemption in and as to the property, and vesting in the Plaintiff a title in fee simple, free and clear of all encumbrances.

The Defendants are hereby informed of the latest date to file a written Answer or Petition to Redeem the property mentioned in the Complaint described above, and that failure to file a response on or before the date specified may result in a Default Judgment foreclosing all rights of redemption in and as to the property being rendered by this Court against them.

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

True Copy—Test:
Mahasin El Amin, Clerk
149563 (5-1,5-8,5-15)

ORDER OF PUBLICATION

NAR Solutions, Inc.
c/o Steven Harding
PO Box 31700
Omaha, NE 68131

vs.

Terence Knight
First Virginia Mortgage Company
The Trust Company of First Virginia
Unknown Successor Trustee(s) of Caldwell C Kendrick

Defendants

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745

and

Prince George’s County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745, District 12, described as follows:

CONDOMINIUM
BLDG 21 UNIT 6783
B-2

and assessed to KNIGHT TERENCE.

In the Circuit Court for Prince George's County, Maryland

Case No: C-16-CV-24-005498

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

582 WILSON BRIDGE DR # 6783B-2, OXON HILL, MD 20745 in Prince George's County, Maryland, described as:

Unit Numbered and lettered 6783-B-2 in Building Numbered 27 in a horizontal property regime known as “WILSON BRIDGE CONDOMINIUM”, as shown on a plat recorded in plat book W.W.W. 82 at folios 12 et seq., among the land records of Prince George’s County, Maryland, together with the facilities and other appurtenances to said with, which unit and appurtenances have been more specifically defined in the master deed dated November 7, 1972, recorded among said land records in liber 4156 at folio 711, and including that fee in an undivided interest in the common elements of said regime appurtenant to said unit as such interest may be lawfully revised or amended from time to time pursuant to said master deed.

and assessed to KNIGHT TERENCE

(the "Property").

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

It is thereupon this 5th day of May, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 8th day of July, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149600 (5-8,5-15,5-22)

ORDER OF PUBLICATION

LATAYA BYRD
V.

Plaintiff,

THE TESTATE AND INTESATE SUCCESSORS OF ROBERT L. LOGAN, JR., DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH AND UNDER DECEASED

AND

All persons having or claiming to have an interest in the property situate and lying in PRINCE GEORGE'S COUNTY and known as:

23011 BOOKER WASHINGTON AVENUE
AQUASCO, MD 20608

AND DESCRIBED ON THE TAX ROLL OF THE DIRECTOR OF FINANCE AS FOLLOWS: LOTS 19,20, 6,066.0000, SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 00000 FL 000

AND

PRINCE GEORGE'S COUNTY, MARYLAND
SERVE ON: RHONDA L. WEAVER,
COUNTY ATTORNEY

Defendants.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY
CASE NO.: C-16-CV-25-002348

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:

All that property in Prince George's County described as: LOTS 19,20, 6,066.0000, SQ. FT. CEDAR HAVEN, BLK 9, ASSMT \$1,200 LIB 00000 FL 000, AND ASSESSED TO ROBERT L. LOGAN JR.

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 5th day of May, 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 30th day of May, 2025, warning all persons interested in the property to appear in this Court by the 8th day of July, 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
149601 (5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION

Tax Certificate Consultants, Inc.
c/o James F. Truitt, Jr.
20 East Timonium Road, Suite 100
Timonium, Maryland 21093

Plaintiff

v.

Joseph K. Acqui, Jr.
Church Street Capital, LLC
Church Street Capital, LLC
Joanie Kreger, Trustee
James Carlin, Trustee

1003 COLLEEN CT.

and

Prince George’s County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all person having or claiming to have any interest in the fee simple in the properties and premises situate, lying and being in the County of Prince George's described on the Tax Rolls Prince George's County Collector of State and County Taxes for said County known as:

1003 Colleen Ct., Fort Washington, MD 20744, 5th (Fifth) Election District, described as follows: all that lot of land and imps. 40,212.0000 SQ.FT. & IMPS. RIVERVIEW ACRES OF LOT 12 BLK 0 ASSMT \$869,867 LIB 33325 FL 587 AND ASSESSED TO ACQUI JOSEPH K JR.

IN THE CIRCUIT COURT FOR PRINCE GEORGE'S COUNTY IN EQUITY
Case Number: C-16-CV-25-002311

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property 1003 Colleen Ct, Fort Washington, MD 20744 in the County of Prince George’s, sold by the Collector of Taxes for the County of Prince George’s and the State of Maryland to the Plaintiff in this proceeding:

all that lot of land and imps. 40,212.0000 SQ.FT. & IMPS. RIVERVIEW ACRES OF LOT 12 BLK 0 ASSMT \$869,867 LIB 33325 FL 587 AND ASSESSED TO ACQUI JOSEPH K JR.

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

It is thereupon this 5th day of May, 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 general circulation in Prince George's County once a week for three (3) successive weeks, warning all persons interested in the property to appear in this Court by the 8th day of July, 2025, and redeem the property 1003 Colleen Ct, Fort Washington, MD 20744 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's 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

149599 (5-8,5-15,5-22)

LEGALS

ORDER OF PUBLICATION

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

Plaintiff

vs.

EUGENE AGBEBAKU,
ROBERT DAKOTA JONES,
PAMELA RICH,
WINDMILL SQUARE CONDOMINIUM, 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 1758 DUTCH VILLAGE DR, #O-382

AND

Unknown Owner of the property 1758 DUTCH VILLAGE DR, #O-382 described as follows: Property Tax ID 13-1459114 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.

and assessed to SHONAR BANGLA INC.

It is thereupon this 28th day of April, 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 23rd day of May, 2025, warning all persons interested in the property to appear in this Court by the 1st day of July 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
149566 (5-1,5-8,5-15)

ORDER OF PUBLICATION

NAR Solutions, Inc.
c/o Steven Harding
PO Box 31700
Omaha, NE 68131

Plaintiff,

v.

Shonar Bangla Inc
Bahram Shahriari
James Abadian
Tala Arbabi
Amjad Khan
State of Maryland

Defendants

7803 BELLE POINT DR. GREEN-BELT, MD 20770

and

Prince George’s County, Maryland
(for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)

and

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George's described on the Tax Rolls of Prince George's County Collector of State and County Taxes for said County known as:

7803 BELLE POINT DR. GREEN-BELT, MD 20770, District 21, described as follows:

PHASE 4

and assessed to SHONAR BANGLA INC.

In the Circuit Court for Prince George's County, Maryland
Case No: C-16-CV-25-002434

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

7803 BELLE POINT DR. GREEN-BELT, MD 20770 in Prince George's County, Maryland, described as:

Part of Parcel “B” in the subdivision known as “PLAT OF CORRECTION - PLAT ONE - BELLE POINT” per plat of correction of said subdivision recorded in Plat Book NLP 143 at Plat No. 55 among the Land Records of Prince George's County, Maryland, containing 151,274 square feet of 3.44728 acres of land; SAVING AND EXCEPTING THEREFROM those portions thereof subjected to Condominium regime by inclusion in the subdivisions of said Plat of Parcel “B” known as “Phase 1, Condominium Plat, The Belle Point Office Park Condominium, a Condominium Subdivision of Part of Parcel B-Belle Point” as per plat recorded in Plat Book NLP 153 at Plats 13-15, “Phase 2, Condominium Plat. The Belle Point Office Park Condominium, a Condominium Subdivision of Part of Parcel B-Belle Point” as per plat recorded in Plat Book NLP 153 at Plats 52-53, and “Phase 3, Condominium Plat, the Belle Point Office Park Condominium, a Condominium Subdivision of Part of Parcel B-Belle Point” as per plat recorded in Plat Book NLP 153 at Plats 20-21, said residue containing per assessment 1.2248 acres more or less.

and assessed to SHONAR BANGLA INC.

The Prince George's Post

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PRINCE GEORGE'S POST EARLY DEADLINE

Due to the observance of the Memorial Day Holiday on Monday, May 26th, The Prince George's Post Newspaper will have an early deadline for submission of ALL LEGAL ADVERTISEMENTS AND CANCELLATIONS of Noon on Thursday, May 22nd, 2025 for the May 29th Edition.

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