

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

SUBSTITUTE
TRUSTEES' SALE
OF IMPROVED REAL PROPERTY

1 FREEPORT LANE
BERLIN, MD 21811

By authority contained in a Deed of Trust dated July 24, 2012 and recorded in Liber 5943, Folio 020, among the Land Records of Worcester County, Maryland, with an original principal balance of \$335,175.00, and an interest rate of 3.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Courthouse door for the Circuit Court for Worcester County, One West Market Street, Snow Hill, MD 21863, on

January 5, 2026 AT 11:00 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 \$28,000.00 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 rem-

edy shall be the return of deposit without interest.

Potential Bidders: For sale information, please visit www.Auction.com or call (800) 280-2832.

Richard E. Solomon, et al., Sub.
Trustees
Tidewater Auctions, LLC
(410) 825-2900
www.tidewaterauctions.com
www.Auction.com
CGD File #: 464084
OCD-12/18/3t

Piel Law Firm, LLC
502 Washington Avenue,
Suite 730
Towson, Maryland 21204

SUBSTITUTE
TRUSTEES' SALE
RESIDENTIAL REAL
PROPERTY

400 2ND STREET
A/R/T/A 400 SECOND STREET
POCOMOKE CITY, MARYLAND
21851

Under and by virtue of the power of sale contained in that certain Deed of Trust and Assignment of Leases and Rents executed by R-Luxury Rentals Limited Liability Company, also known as R-Luxury Rentals, LLC, and dated January 18, 2024, and recorded among the Land Records of Worcester County, Maryland, at Liber 8701, folio 93 (the "Deed of Trust"), the holder of the indebtedness secured by the Deed of Trust (the "Noteholder") having subsequently appointed Hunter C. Piel and Scott B. Wheat (collectively, the "Substitute Trustees") as Substitute Trustees by instrument duly executed, acknowledged and recorded among the Land Records of Worcester County, Maryland for the purposes therein contained, default having occurred under the terms of the Deed of Trust, the Substitute Trustees will offer for sale at public auction to the highest qualified bidder at the steps of the Circuit Court for Worcester County located at One West Market Street, Snow Hill, Maryland 21863, on:

Tuesday, January 6, 2026
at 3:55 p.m.

ALL OF THAT real property being situate in Worcester County, Maryland, and the improvements thereon (collectively, the "Property"), in fee simple, being more particularly described in the Deed of Trust, and generally known as 400 Second Street, Pocomoke City, Maryland 21851, Tax ID No.: 01-017969.

TERMS OF SALE: A deposit in the amount of Seven Thousand Dollars (\$7,000.00), payable in cash, certified check, or other form acceptable to the Substitute Trustees, in their sole and absolute discretion, will be required of the purchaser(s) at the time and place of sale. The deposit must be increased to 10% of the purchase price within two (2) business days, and delivered to the office of the Substitute Trustees in the same form as the initial deposit. The bal-

ance of the purchase price shall be due in cash or by certified check with interest on the unpaid balance of the purchase price at the rate of ten percent (10%) per annum from the date of sale to and including the date of settlement. In the event the Noteholder, or an affiliate thereof, is the successful bidder at the sale, such party will not be required to make a deposit or to pay interest on the unpaid purchase money. Taxes, water charges, ground rent, if any, and all other municipal charges and liens owed against the Property shall be the sole responsibility of the purchaser(s) and shall be paid for by the purchaser(s) at settlement. In addition, all other charges, expenses and liens owed against the Property including, but not limited to, all condominium fees and expenses and public charges and assessments owed against the Property and payable on an annual basis, such as sanitary and/or metropolitan district charges, if any, shall also be the responsibility of the purchaser(s) and shall be paid by the purchaser(s) at settlement. The Substitute Trustees reserve the right to reject any and all bids, and to extend the time for settlement, if applicable. In the event taxes or other municipal charges owing on or with respect to the Property have been prepaid they shall be adjusted at settlement between the Substitute Trustees and the purchaser(s) to the date of the foreclosure sale.

The Property will be sold in an "AS IS" condition and without any warranties or representations, either express or implied, as to the nature, condition or description of the improvements. In addition, the Property will also be sold subject to all existing housing, building and zoning code violations, and any receivership actions relating thereto, subject to all critical area and wetland violations, subject to all environmental problems and violations which may exist on or with respect to the Property, and subject to all matters and restrictions of record affecting the same, if any. The purchaser(s) at the foreclosure sale shall assume the risk of loss for the above-referenced Property immediately after the sale takes place. It shall be the purchaser(s)' responsibility to obtain possession of the Property following ratification of the sale by the Circuit Court for Worcester County, Maryland.

The Property will be sold subject to all of the following that are not extinguished as a matter of law by the foreclosure sale: all easements, conditions, liens, restrictions, rights of redemption, covenants, encumbrances, ground rents, ground leases, such state of facts that an accurate survey or physical inspection of the Property might disclose, and agreements of record affecting the same, if any.

The purchaser(s) shall pay all documentary stamps, state and local transfer taxes, recordation taxes and fees, title examination costs, attorneys' fees, conveyance fees and all other incidental settlement costs. The purchaser(s) shall settle and comply with the sale terms within twenty (20) days following the final

ratification of sale by the Circuit Court for Worcester County, Maryland, unless said period is extended by the Substitute Trustees for good cause shown. Time is of the essence.

In the event the purchaser(s) fails to go to settlement as required, in addition to any other legal or equitable remedies available, the Substitute Trustees may, without further order of the court, declare the aforementioned deposit forfeited and resell the Property at the purchaser's sole risk and expense. In such event, the defaulting purchaser(s) shall be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, all other charges due, and incidental damages. The parties' respective rights and obligations regarding the terms of sale and the conduct of the sale shall be governed by and interpreted according to the laws of the State of Maryland.

If the Substitute Trustees are unable to convey the Property as described above, the purchaser(s)' sole remedy at law or in equity shall be limited to the refund of the aforementioned deposit, without interest thereon. Upon refund of the deposit to the purchaser(s), the sale shall be void and of no effect, and the purchaser(s) shall have no further claim against the Substitute Trustees or the Noteholder.

The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Noteholder and the Substitute Trustees do not make any representations or warranties with respect to the accuracy of this information.

Hunter C. Piel,
Scott B. Wheat
Substitute Trustees

For further information, contact:
Hunter C. Piel, Esquire
Piel Law Firm, LLC
502 Washington Avenue, Suite 730
Towson, Maryland 21204
(410) 849-4888

ALEX COOPER
auctioneers
908 York Road • Towson, MD 21204 • 410.828.4838
www.alexcooper.com

OCD-12/18/3t



Mayor & City Council
Ocean City, Maryland
PROPOSAL
SOLICITATION
P02-26 – Eagles Landing Golf
Course Improvements II

The Mayor & City Council of Ocean City is seeking Proposals from qualified and experienced Vendors to provide for the **Eagles Landing Golf Course Improvements II** and for said work to conform with the Proposal Documents.

BID Documents for the **Eagles Landing Golf Course Improvements II** may be obtained from the Town's Procurement Department by either e-mailing the Procurement Manager, Matt Perry, at mperry@oceancitymd.gov or Dawn Leonard at dleonard@oceancitymd.gov, or by calling (410) 723-6643 during regular business hours, or via the Solicitations tab on the Town's (<https://oceancitymd.gov/oc/procurement-bids/>) website. Vendors are responsible for checking this website for Addenda before submitting their BID's. The Town is not responsible for the content of any Proposal Document received through any third-party service. Vendors are responsible for ensuring the completeness and accuracy of their Completed Proposal Documents.

A Pre-Proposal Meeting will be held on **WEDNESDAY, DECEMBER 10TH, 2025 AT 8:00AM, IN THE EAGLES LANDING GOLF COURSE CLUBHOUSE PARKING LOT, 12367 EAGLES NEST ROAD, BERLIN, MARYLAND 21811.** The last day for questions will be on **THURSDAY, DECEMBER 18TH, 2025, AT 3:00PM.** Addendum will be posted by close of business on **FRI-DAY, OCTOBER 19TH, 2025.**

Sealed BID Documents are due no later than **TUESDAY, JANUARY 6TH, 2026, BY 3:00 PM.** BID submissions will be opened, read aloud, and then remanded back to staff for further review at the **PROCUREMENT OFFICE CONFERENCE ROOM, ON FRIDAY, JANUARY 9TH, 2026, AT 10:00AM.** BID's are to be submitted to the Procurement Office located at 214 65th Street, Ocean City, MD 21842, and the name of the Solicitation (**Eagles Landing Golf Course Improvements II**) must be noted on the outside of the package.

Late BID Documents will not be accepted.

Minority Vendors are encouraged to compete for the Award of the Solicitation.

Matt Perry
Procurement Manager
Town of Ocean City, Maryland
OCD-11/20/8t



Mayor & City Council
Ocean City, Maryland
**PROPOSAL
SOLICITATION**
**B07-26 – Ocean City Boardwalk
Wayfinding & Signage**

The Mayor & City Council of Ocean City is seeking Proposals from qualified and experienced Vendors to provide for the **Ocean City Boardwalk Wayfinding & Signage** and for said work to conform with the Proposal Documents.

BID Documents for the **Ocean City Wayfinding & Signage** may be obtained from the Town's Procure-

ment Department by either e-mailing the Procurement Manager, Matt Perry, at mperry@oceancitymd.gov or Dawn Leonard at dleonard@oceancitymd.gov, or by calling (410) 723-6643 during regular business hours, or via the Solicitations tab on the Town's (<https://oceancitymd.gov/oc/procurement-bids/>) website. Vendors are responsible for checking this website for Addenda before submitting their BID's. The Town is not responsible for the content of any Proposal Document received through any third-party service. Vendors are responsible for ensuring the completeness and accuracy of their Completed Proposal Documents.

A Pre-BID Meeting is not applicable for this Invitation to BID. The last day for questions will be on **THURSDAY, DECEMBER 18TH, 2025 AT 4:00PM.** Addendum will be posted by close of business on **MON-DAY, DECEMBER 22ND, 2025.**

Sealed BID Documents are due no later than **FRIDAY, JANUARY 2ND, 2026, BY 3:00PM.** BID submissions will be opened, read aloud, and then remanded back to staff for further review at the **MAYOR AND CITY COUNCIL REGULAR SESSION, ON MONDAY, JANUARY 5TH, 2026, AT 6:00PM.** BID's are to be submitted to the Mayor and City Council, Attention: City Clerk; Room 230, 301 North Baltimore Avenue, Ocean City, MD 21842, and the name of the Solicitation (**Ocean City Boardwalk Wayfinding & Signage**) must be noted on the outside of the package.

Late BID Documents will not be accepted.

Minority Vendors are encouraged to compete for the Award of the Solicitation.

OCD-11/27/5t

NILES, BARTON & WILMER, LLP
M. DAVID STALLINGS ESQ.
12417 OCEAN GTWY., STE. B13
OCEAN CITY, MD 21842-9521

**NOTICE
TO CREDITORS OF
APPOINTMENT OF FOREIGN
PERSONAL REPRESENTATIVE
ESTATE NO. 20925**

NOTICE IS GIVEN that the SURROGATE'S court of Camden County, New Jersey appointed Susan Siegmund Roswell, 606 Somerset Rd., Baltimore, MD 21210-2711 as the Personal Representative of the Estate of Barbara L. Siegmund AKA: Barbara Lee Siegmund who died on August 03, 2025 domiciled in New Jersey, United States.

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

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

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

claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

Susan Siegmund Roswell
Foreign Personal Representative
Terri Westcott
Register of Wills
One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074

Name of Newspaper:
Ocean City Digest
Date of first publication:
December 04, 2025

OCD-12/4/3t

CHARLES T. CAPUTE ESQ.
MCALLISTER, DE TAR,
SHOWALTER & WALKER LLC
100 N. WEST STREET
EASTON, MD 21601-2710

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

Estate No. 20926
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANICE MCCABE SMITH

Notice is given that Brian Smith, 9407 Shockley Rd., Bishopville, MD 21813-1410, was on December 01, 2025 appointed Personal Representative of the estate of Janice McCabe Smith who died on October 30, 2025, with a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 1st day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 1st day of June, 2026.

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.

Brian Smith
Personal Representative
True Test Copy
Terri Westcott
Register of Wills for
Worcester County
One W. Market Street
Room 102 - Court House

Snow Hill, MD 21863-1074
Name of newspaper designated by personal representative:
Ocean City Digest
Date of publication:
December 04, 2025

OCD-12/4/3t

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

To all persons interested in the estate of **NATHAN BAUDRY CALES** Estate No. **20931** Notice is given that **MELISSA D. BECK** whose address is **4901 HARKNESS AVE., KANSAS CITY, MO 64136-1326** was on **DECEMBER 02, 2025** appointed Personal Representative of the estate of **NATHAN BAUDRY CALES** who died on **NOVEMBER 17, 2025** without a will.

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

All interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the **2nd** day of **JUNE, 2026.**

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 **JUNE, 2026.**

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.

**TERRI WESTCOTT, Register of
Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074**
OCD-12/11/3t

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

To all persons interested in the estate of **CHARLES ALLEN JOHNS** Estate No. **20907** Notice is given that **DANIEL JOHNS** whose address is **204 GLENBROOK DR., WESTMINSTER, MD 21158-4266** was on **DECEMBER 01, 2025** appointed Personal Representative of the estate of **CHARLES ALLEN JOHNS** who died on **SEPTEMBER 14, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the **1st day of JUNE, 2026.**

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 JUNE, 2026.**

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.

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
OCD-12/11/3t

NOTICE
TO CREDITORS OF
APPOINTMENT OF FOREIGN
PERSONAL REPRESENTATIVE
ESTATE NO. 20928

NOTICE IS GIVEN that the Orphans' Court of Bucks County, Pennsylvania appointed (1) Paul J. Matthews, 230 Brittany Dr., Langhorne, PA 19047-5155 and (2) Patrice R. Matthews, 2411 Brownsville Rd., Langhorne, PA 19053-3201 as the Personal Representatives of the Estate of Herbert G. Matthews who died on February 20, 2025 domiciled in Pennsylvania, America.

The name and address of the Maryland resident agent for service of process is (1) Bethann McIntosh, 12455 2 Sea Oaks Lane, Berlin, MD 21811 and (2) Bethann McIntosh, 12455 2 Sea Oaks Lane, Berlin, MD 21811.

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

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

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

(2) Two months after the foreign personal representative mails or delivers to the creditor a copy of this

published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within two months from the mailing or other delivery of the notice. Claims filed after that date or after a date extended by law will be barred.

(1) Paul J. Matthews
(2) Patrice R. Matthews
Foreign Personal Representative
Terri Westcott
Register of Wills
One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074

Name of Newspaper:
Ocean City Digest
Date of first publication:
December 11, 2025

OCD-12/11/3t

WILLIAM C. HUDSON ESQ.
9748 STEPHEN DECATUR HWY.,
SUITE 111
OCEAN CITY, MD 21842

NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 20933

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES ESTESS MASON

Notice is given that Ellen Passwaters Mason, 315 Winter Quarters Dr., Pocomoke City, MD 21851-1044, was on December 02, 2025 appointed Personal Representative of the estate of James Estess Mason who died on October 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 2nd day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 2nd day of June, 2026.

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.

Ellen Passwaters Mason
Personal Representative
True Test Copy
Terri Westcott
Register of Wills for
Worcester County

One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074
Name of newspaper designated by
personal representative:
Ocean City Digest
Date of publication:
December 11, 2025

OCD-12/11/3t

NOTICE
TO HOLDERS OF
CLASS "B", "C" AND "D"
ALCOHOLIC BEVERAGE
LICENSES
ISSUED BY WORCESTER
COUNTY

Pursuant to the Alcoholic Beverages Article, Section 33-2006 of the Annotated Code of Maryland, the Board of License Commissioners for Worcester County has determined that all premises holding a Class "B", "C", and "D" Alcoholic Beverage Licenses shall be permitted to sell alcoholic beverages for ON PREMISES CONSUMPTION ONLY until 4:00 a.m. on January 1, 2026.

This notice shall not be construed as enlarging or broadening any other privilege conferred under said license except the (2) two additional hours of sale for ON PREMISES CONSUMPTION ON NEW YEAR'S EVE.

BOARD OF LICENSE
COMMISSIONERS
FOR WORCESTER COUNTY,
R. Charles Nichols, Chairman
Marty W. Pusey, Member
Reese F. Cropper III, Member

April R. Payne,
License Administrator
OCD-12/11/3t

GINA D. SHAFFER, ESQ.
SHAFFER LAW OFFICE
11033 CATHELL RD.
BERLIN, MD 21811-9328

NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 20935

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SUSAN D. BEALL

AKA: SUSAN DOLORES BEALL
Notice is given that Clarence W. Beall, 12 Easton Ave., Berlin, MD 21811-3350, was on December 04, 2025 appointed Personal Representative of the estate of Susan D. Beall who died on November 10, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 4th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 4th day of June, 2026.

Any person having a claim against the decedent must present the claim to the undersigned per-

sonal 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.

Clarence W. Beall
Personal Representative
True Test Copy
Terri Westcott
Register of Wills for
Worcester County
One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074

Name of newspaper designated by
personal representative:
Ocean City Digest
Date of publication:
December 11, 2025

OCD-12/11/3t

COHN, GOLDBERG &
DEUTSCH, LLC
ATTORNEYS AT LAW
1099 WINTERSON ROAD,
SUITE 301
LINTHICUM HEIGHTS,
MARYLAND 21090
410-296-2550
File #: 460586

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

v.
Ronald Cox,
a/k/a Ronald E. Cox
808 & 810 2nd Street
Pocomoke City, MD 21851
Defendant
IN THE CIRCUIT COURT
FOR WORCESTER COUNTY,
MARYLAND
Case No. C-23-CV-24-000113

NOTICE
Notice is hereby given this 4th day of December, 2025, by the Circuit Court for Worcester County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 5th day of January, 2026, provided a copy of this notice be published in a newspaper of general circulation in Worcester County, once in each of three successive weeks before the 29th day of December, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$197,177.84. The property sold herein is known as 808 & 810 2nd

Street, Pocomoke City, MD 21851.
Susan R. Braniecki
Clerk of the Circuit Court
Worcester County, Maryland
True Copy
Test: Susan R. Braniecki
Clerk of the Circuit Court
Worcester County MD
OCD-12/11/3t


IN THE ORPHANS' COURT FOR
(OR)
BEFORE THE REGISTER OF
WILLS FOR
WORCESTER COUNTY,
MARYLAND

IN THE ESTATE OF:
MISTY NOEL HORNEY
ESTATE NO. 20932

NOTICE
OF JUDICIAL PROBATE
To all Persons Interested in the
above estate:
You are hereby notified that a peti-
tion has been filed by Erica T.
Davis/MidFirst Bank, 1401 Rockville
Pike, Ste. 650, Rockville, MD 20852
for judicial probate for the appoint-
ment of a personal representative. A
hearing will be held at One W. Mar-
ket Street, Court Room 4, Court
House, Snow Hill, MD 21863 on Jan-
uary 13, 2026 at 10:00 a.m.
This hearing may be transferred
or postponed to a subsequent time.
Further information may be ob-
tained by reviewing the estate file in
the office of the Register of Wills.

Terri Westcott
Register of Wills
One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074
Phone: (410) 632-1529
Newspaper designated by personal
representative: Ocean City Digest
Publication Date:
December 11, 2025

OCD-12/11/2t



NOTICE
OF PUBLIC HEARING
MAYOR & COUNCIL
OF SNOW HILL, MARYLAND

Tuesday, January 20th, 2026
at 5:30 PM

Pursuant to the provisions of the
Local Government Article Section 4-
406 of the Annotated Code of Mary-
land notice is hereby given that a
PUBLIC HEARING is scheduled on
Tuesday, January 20th, 2026, at 5:30
p.m. at the meeting of the Mayor and
Council of Snow Hill at Worcester
County Government Center, Board-
room, Room 1102, One West Market
Street, Snow Hill, MD 21863. The
purpose of the hearing is to consider
a resolution to:
ANNEX CERTAIN LAND DE-
SCRIBED HEREIN AND TO
AMEND THE TOWN OF SNOW
HILL CHARTER SECTION 3 EN-
TITLED "DESCRIPTION OF COR-
PORATE BOUNDARIES" BY
ADDING SAID CERTAIN LANDS

TO THE CORPORATE BOUND-
ARIES OF THE TOWN OF SNOW
HILL, specifically the Town of Snow
Hill's water well located on Coul-
bourne Lane, Tax Map 63, Parcel
177; the Snow Hill Middle School
and Cedar Chapel School (Tax Map
201, Parcel 1708); Snow Hill Ele-
mentary School (Tax Map 63, Parcel
144); 410 Coulbourne Lane (Tax
Map 201, Parcel 1711, Part of Lot 1,
approximately .027 acres) to correct
specifically that the entirety of Lot 1
located at 410 Coulbourne Lane be
located in the Town of Snow Hill mu-
nicipal limits, and Coulbourne Lane
between Market Street and the
Town of Snow Hill municipal limits.
The proposed zoning for the prop-
erties is as follows:
1. Tax Map 201, Parcel 708- R-1
2. Tax Map 63, Parcel 144- R-1
3. Tax Map 301, Parcel 711, Lot 1-
R-2 as it is today
4. Tax Map 63, Parcel 177 (Town
well)- R-1
All properties owners have con-
sented to the annexation. All proper-
ties are already served by Town of
Snow Hill water and wastewater
The public is cordially invited to
attend and offer comments. For fur-
ther information concerning this
public hearing, for a copy of the an-
nexation resolution or the annexa-
tion plan please contact the Town
Manager's Office, 103 Bank Street,
Snow Hill, Maryland, 21863, #410-
632-2080.

OCD-12/11/4t

NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
To all persons interested in the es-
tate of **ROBERT HAROLD DOLBY**
SR. Estate No. **20934** Notice is given
that **STACY D. VICKERS whose**
address is 3964 JOHNSON NECK
RD., POCOMOKE CITY, MD 21851-
2600 was on **DECEMBER 04, 2025**
appointed Personal Representative
of the estate of **ROBERT HAROLD**
DOLBY SR. who died on **OCTOBER**
05, 2025 with a will.

Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.
All interested persons or unpaid
claimants having any objection to
the appointment of the personal rep-
resentative shall file their objection
with the Register of Wills on or be-
fore the **4th** day of **JUNE, 2026**.
All persons having any objection
to the appointment (or to the probate
of the decedent's will) shall file their
objections with the Register of Wills
on or before the **4th** day of **JUNE,**
2026.
Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal representative or file it with
the Register of Wills with a copy to
the undersigned on or before the ear-
lier of the following dates:
(1) Six months from the date of
the decedent's death; or
(2) Two months after the personal
representative mails or otherwise
delivers to the creditor a copy of this
published notice or other written no-


tice, notifying the creditor that the
claim will be barred unless the cred-
itor presents the claims within two
months from the mailing or other de-
livery of the notice. A claim not pre-
sented or filed on or before that date,
or any extension provided by law, is
unenforceable thereafter. Claim
forms may be obtained from the Reg-
ister of Wills.
TERRI WESTCOTT, Register of
Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
OCD-12/11/3t

NOTICE
OF PASSAGE OF EMERGENCY
BILL 25-06
WORCESTER COUNTY
COMMISSIONERS
Take Notice that Bill 25-06 (Tax-
ation – Homestead Property Tax
Credit) was passed by Commission-
ers Abbott, Bertino, Bunting, Elder,
Fiori, Mitrecic, and Purnell on No-
vember 18, 2025.

A fair summary of the bill is as
follows:
§ TR 1-601 Hotel Rental Tax.
(Amends the subsection to increase
the hotel rental tax percentage that
may be imposed from five percent to
six percent.)
This is only a fair summary of the
bill. A full copy of the bill is posted on
the Legislative Bulletin Board in the
main hall of the Worcester County
Government Center outside Room
1103, is available for public inspec-
tion in Room 1103 of the Worcester
County Government Center once
County Government Offices are
opened to the public. In the interim,
a full copy of the bill is available on
the County Website at
www.co.worcester.md.us.
THE WORCESTER COUNTY
COMMISSIONERS
OCD-12/18/3t

M. DAVID STALLINGS ESQ
NILES, BARTON & WILMER, LLP
12417 OCEAN GTWY STE B13
OCEAN CITY, MD 21842-9521
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
To all persons interested in the es-
tate of **RODDIE W TULL AKA:**
RODNEY W TULL Estate No. **20937**
Notice is given that **MARSHA A**
TULL whose address is 12313
SHEPPARDS CROSSING RD
WHALEYVILLE, MD 21872-2070
was on **DECEMBER 08, 2025** ap-
pointed Personal Representative of
the estate of **RODDIE W TULL** who
died on **OCTOBER 31, 2025** without
a will.
Further information can be ob-
tained by reviewing the estate file in
the office of the Register of Wills or
by contacting the personal represen-
tative or the attorney.
All interested persons or unpaid
claimants having any objection to
the appointment of the personal rep-
resentative shall file their objection
with the Register of Wills on or be-
fore the **8th** day of **JUNE, 2026**.
All persons having any objection

to the probate of the will of the dece-
dent shall file their objections with
the Register of Wills on or before the
8th day of **JUNE, 2026**.
Any person having a claim
against the decedent must present
the claim to the undersigned per-
sonal representative or file it with
the Register of Wills with a copy to
the undersigned on or before the ear-
lier of the following dates:
(1) Six months from the date of
the decedent's death; or
(2) Two months after the personal
representative mails or otherwise
delivers to the creditor a copy of this
published notice or other written no-
tice, notifying the creditor that the
claim will be barred unless the cred-
itor presents the claims within two
months from the mailing or other de-
livery of the notice. A claim not pre-
sented or filed on or before that date,
or any extension provided by law, is
unenforceable thereafter. Claim
forms may be obtained from the Reg-
ister of Wills.
TERRI WESTCOTT, Register of
Wills for WORCESTER COUNTY
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
OCD-12/11/3t



NOTICE
OF PUBLIC HEARING
MAYOR & COUNCIL
OF SNOW HILL, MARYLAND

Tuesday, January 13th, 2026
at 5:30 PM

Pursuant to the provisions of the
Snow Hill Town Charter Section
20(47) notice is hereby given that a
PUBLIC HEARING is scheduled on
Tuesday, January 13, 2026, at 5:30
p.m. Worcester County Government
Center, Boardroom, Room 1102, One
West Market Street, Snow Hill, MD
21863. The purpose of the hearing is
to consider the conveyance of the fol-
lowing real property owned by the
Town of Snow Hill and determine
the property is no longer needed for
public use:
1. 212 West Green Street – Tax
Map Parcel 0105 Tax Map 0200 in
tax records of Worcester County,
Maryland. Locally known as the Old
Fire Hall.
The public is cordially invited to
attend and offer comments. For fur-
ther information concerning this
public hearing, please contact the
Town Manager's Office, 103 Bank
Street, Snow Hill, Maryland, 21863,
#410-632-2080.

OCD-12/18/2t

SMALL ESTATE
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
To all persons interested in the es-
tate of **CATHERINE IRENE GETZ**
Estate No. **20938** Notice is given that

CHARLES RICHARD GETZ whose address is **9408 LAKE VIEW DR., BERLIN, MD 21811-2731** was on **DECEMBER 09, 2025** appointed personal representative(s) of the small estate of **CATHERINE IRENE GETZ** who died on **NOVEMBER 03, 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 interested persons or unpaid claimants having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

- (1) Six months from the date of the decedent's death; or
- (2) Thirty days after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claim within thirty days from the mailing or other delivery of the notice. Any claim not served or filed within that time, or any extension provided by law, is unenforceable thereafter.

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE

SNOW HILL, MD 21863-1074
OCD-12/18/1t

DAVID W. SIMPSON JR., ESQ.
P.O. BOX 3496
OCEAN CITY, MD 21843
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 20942
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHEN G. DRESSMAN

Notice is given that **Ellen Dressman**, P.O. Box 596, 6 Madrone Ave., Inverness, CA 94937-0596, was on December 10, 2025 appointed Personal Representative of the estate of **Stephen G. Dressman** who died on November 27, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 10th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 10th day of June, 2026.

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.

Ellen Dressman
Personal Representative
True Test Copy
Terri Westcott
Register of Wills for
Worcester County
One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074
Name of newspaper designated by personal representative:
Ocean City Digest
Date of publication:
December 18, 2025
OCD-12/18/3t

NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
Estate No. 20556
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARRELL RICHARDSON

Notice is given that **Brenda Arnold**, 135 Rigsby Rd., Crab Orchard, KY 40419-8767, was on December 11, 2025 appointed Personal Representative of the estate of **Darrell Richardson** who died on February 09, 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 interested persons or unpaid claimants having any objection to the appointment of the personal representative shall file their objection with the Register of Wills on or before the 11th day of June, 2026.

All persons having any objection to the probate of the will of the decedent shall file their objections with the Register of Wills on or before the 11th day of June, 2026.

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.

Brenda Arnold
Personal Representative
True Test Copy
Terri Westcott
Register of Wills for
Worcester County
One W. Market Street
Room 102 - Court House
Snow Hill, MD 21863-1074
Name of newspaper designated by personal representative:
Ocean City Digest
Date of publication:
December 18, 2025
OCD-12/18/3t

LEGAL
ADVERTISING
410-723-6397
legals@octodaydispatch.com