

COMMISSIONER'S SALE – NOTICE OF DEFAULT AND FORECLOSURE SALE

149 Old Wharf Road, Ocean City,
Maryland 21842

NOTICE OF DEFAULT AND FORECLOSURE SALE, made this Twenty Sixth day of May, 2026, by Richard A. Lash, Foreclosure Commissioner:

WHEREAS, on January 6, 2010, a certain Deed of Trust was executed by Gioconda A. Larsen, who died August 22, 2023, as trustor in favor of MetLife Home Loans, a Division of MetLife Bank N.A. as beneficiary and Meridian Settlement Concepts, Inc. as trustee, and was recorded on January 12, 2010, in Libre/Book 5414, Folio/Page 196 in the office of the Land Records of Worcester County, Maryland; and

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

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary, pursuant to an assignment dated August 22, 2018, and recorded on August 22, 2018, in Deed Book 7271, Page 289, in the office of the Land Records of Worcester County, Maryland; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust due to violation of 9(a)(i): A borrower dies and the property is not the principal residence of at least one surviving borrower; and

WHEREAS, the entire amount delinquent as of May 7, 2026 is \$679,986.52; and

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

NOW THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of Buonassissi, Henning & Lash, P.C. as Foreclosure Commissioner, notice is hereby given that on **June 23, 2026 at 4:00 PM** local time, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

Commonly known as:

All that parcel of land lying and being situate in the Tenth Election District of Worcester County, Maryland, which is more particularly designated and distinguished as Lot No. 25, in Section JJ, as shown on a plat of Caine Keys II which is recorded among the Land Records of Worcester County, Maryland in Plat Book FWH No. 8, Folio 4.

AND BEING the same lot of ground which by deed dated March 11, 1994, and recorded March 18, 1994, among the Land Records of Worcester County, Maryland in Liber 2037, folio 566

was granted and conveyed by Herman E. Perdue and John J. Evans unto Gioconda A. Larsen.

WHEREAS the said Gioconda A. Larsen departed this life on or about August 22, 2023.

The sale will be held at the front of the Circuit Court for Worcester County, One West Market Street, Snow Hill, Maryland.

The Secretary of Housing and Urban Development will bid \$685,428.35.

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

When making their bids, all bidders except the Secretary must submit a deposit 10% of the successful bid in the form of a certified check or cashier's check made out to the United States Secretary of Housing and Urban Development. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of 10% of the successful bid must be presented before the bidding is closed. The deposit is nonrefundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

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

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

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgage or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the

purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

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

The amount that must be paid if the mortgage is to be reinstated prior to the scheduled sale is \$679,986.52 as of May 7, 2026, plus all other amounts that would be due under the mortgage agreement if payments under the mortgage had not been accelerated, advertising costs and postage expenses incurred in giving notice, mileage by the most reasonable road distance for posting notices and for the Foreclosure Commissioner's attendance at the sale, reasonable and customary costs incurred for title and lien record searches, the necessary out-of-pocket costs incurred by the Foreclosure Commissioner for recording documents, a commission for the Foreclosure Commissioner, and all other costs incurred in connection with the foreclosure prior to reinstatement.

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

Date: May 26, 2026

BUONASSISSI, HENNING &
LASH, P.C.
FORECLOSURE
COMMISSIONER

By: Richard A. Lash, Esq.
12355 Sunrise Valley Drive,
Suite 650
Reston, VA 20191
TEL: 703-796-1341 Ext.144
FAX: (888) 252-7739



ALEX COOPER
auctioneers

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

OCD-6/4/3t

SEAN J COLGAN ESQ.
COATES, COATES & COATES
6200 COASTAL HWY STE 300
OCEAN CITY, MD 21842-6698

**NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
To all persons interested in the estate of **MICHAEL CRAIG SAPPINGTON** Estate No. 21101 Notice is given that **SANDRA SAPPINGTON MICHAELS** whose address is **3712 HILLTOP DR JOPPA, MD 21085-2819** was on **MAY 29, 2026** appointed Personal Representative of the estate of **MICHAEL CRAIG**

SAPPINGTON who died on **FEBRUARY 01, 2026** 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 **29th** day of **NOVEMBER, 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 **29th** day of **NOVEMBER, 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-6/4/3t**



Mayor & City Council
Ocean City, Maryland

**PROPOSAL
SOLICITATION
B14-26 – Eagles Landing Plant
Mitigation**

The Mayor & City Council of Ocean City is seeking BID's from qualified and experienced Vendors to provide for the **Eagles Landing Plant Mitigation** and for said work to conform with the BID Documents.

BID Documents for the **Eagles Landing Plant Mitigation** 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 BID Document received through any third-party service. Vendors are responsible for ensuring the completeness and accuracy of their Completed BID Documents.

A Pre-BID Meeting will be held on **TUESDAY, MAY 19TH, 2026 AT 8:00AM EST, AT THE EAGLES LANDING GOLF COURSE, PRO SHOP LOBBY, 12367 EAGLES NEST ROAD, BERLIN, MARYLAND 21811.** The Last Day for Questions will be on **FRIDAY, MAY 29TH, 2026 AT 4:00PM EST.** Addendum will be posted by close of business on **TUESDAY, JUNE 2ND, 2026.**

Sealed BID Documents are due no later than **MONDAY, JUNE 29TH, 2026, BY 10:00AM EST.** BID submissions will be opened, read aloud, and then remanded back to staff for further review at the **MAYOR AND CITY COUNCIL WORK SESSION, ON TUESDAY, JUNE 30TH, 2026, AT 1:00PM EST.** BID's are to be submitted to the Mayor and City Council, Attention: City Clerk; Room 230, 301 North Baltimore Avenue, Ocean City, Maryland 21842, and the name of the Solicitation (**Eagles Landing Plant Mitigation**) 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-5/14/7t

The Tax Lien Season 2025 LP
c/o Eskin Law, LLC
1700 Reisterstown Road, Suite 212
Pikesville, MD 21208
Plaintiff

v.
JAMES COOPER

State of Maryland Office of the
Attorney General

Worcester County

Treasurer's Office of Worcester
County

THE DEPARTMENT OF
HOUSING AND COMMUNITY
DEVELOPMENT OF THE STATE
OF MARYLAND

EDNA REYNOLDS COOPER

ANTHONY J. MOHAN

ATHENA K. ALEXANDRIDES

All unknown owners of the property (1973 COLONA RD POCOMOKE 21851 being known as District - 01 Account Identifier - 012096 with a legal description of 24,260 SQ FT N SIDE COLONA ROAD S OF POCOMOKE on the Tax Roll of the Director of Finance), 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 any and all persons having or claiming

to have any interest in the property.
Defendants

IN THE CIRCUIT COURT
FOR WORCESTER COUNTY
Case No. C-23-CV-26-000117

ORDER OF PUBLICATION

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 1973 COLONA RD POCOMOKE 21851 being known as District - 01 Account Identifier - 012096 with a legal description of 24,260 SQ FT N SIDE COLONA ROADS OF POCOMOKE on the Tax Roll of the Director of Finance sold by the Finance Officer of WORCESTER COUNTY, State of Maryland to The Tax Lien Season 2025 LP, the Plaintiff.

A description of the property in substantially the same form as the description appearing on the Certificate of Tax Sale is as follows: 1973 COLONA RD POCOMOKE 21851 being known as District - 01 Account Identifier - 012096 with a legal description of 24,260 SQ FT N SIDE COLONA ROAD S OF POCOMOKE 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 22nd of May, 2026 by the Circuit Court for WORCESTER COUNTY, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 25th day of July, 2026 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 title to the property in Plaintiff, free of all liens and encumbrances.

Brian D. Shockley
Judge, Circuit Court for
WORCESTER COUNTY

True Copy
Test: Susan R. Braniecki
Clerk of the Circuit Court
Worcester County MD

OCD-6/4/3t

MARIANNA BATIE ESQ
LAW OFFICE OF
MARIANNA BATIE
1321 MOUNT HERMON RD
STE B
SALISBURY, MD 21804-5303

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

To all persons interested in the estate of **EDMUND B CONNER** Estate No. **21136** Notice is given that **BONNELYN S CONNER** whose address is **11042 PINEY ISLAND DR BISHOPVILLE, MD 21813-1458** was on **MAY 29, 2026** appointed Personal Representative of the estate of **EDMUND B CONNER** who died on **APRIL 07, 2026** 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 **29th** day of **NOVEMBER, 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 **29th** day of **NOVEMBER, 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-6/4/3t

SEAN J COLGAN ESQ.
COATES, COATES & COATES
6200 COASTAL HWY STE 300
OCEAN CITY, MD 21842-6698

NOTICE TO CREDITORS OF APPOINTMENT OF FOREIGN PERSONAL REPRESENTATIVES ESTATE NO. 21139

NOTICE IS GIVEN that the **CHANCERY** court of **KENT, DELAWARE** appointed **JORDAN WESOLOWSKI** whose address is **2043 FITZWATER ST APT 2 PHILADELPHIA, PA 19146-2299** as the **PERSONAL REPRESENTATIVE** of the Estate of **JOSEPH M WESOLOWSKI** who died on **NOVEMBER 04, 2025** domiciled in **DELAWARE, USA.**

The name and address of the Maryland resident agent for service of process is **SEAN J COLGAN ESQ** whose address is **6200 COASTAL HWY STE 300 OCEAN CITY, MD 21842-6698.** 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 no-

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

TERRI WESTCOTT, Register of Wills for WORCESTER COUNTY
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
OCD-6/11/3t

SEAN J. COLGAN ESQ.
COATES, COATES & COATES
6200 COASTAL HWY., STE. 300
OCEAN CITY, MD 21842-6698

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

Estate No. 21145
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NATALIE RUTH THOMAS
BLOODSWORTH

Notice is given that C. Ross Bloodsworth, 5018 Spinnaker Ln., King George, VA 22485-3160, was on June 05, 2026 appointed Personal Representative of the estate of Natalie Ruth Thomas Bloodsworth who died on March 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 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 5th day of December, 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 5th day of December, 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.

C. Ross Bloodsworth
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:

June 11, 2026

OCD-6/11/2t

OCD-6/11/3t



**NOTICE
OF PUBLIC HEARING
BOARD OF ZONING APPEALS
TOWN OF OCEAN CITY,
MARYLAND**

Pursuant to the provisions of Chapter 110 of the Code of Ocean City, Maryland, hereinafter referred to as the Code, same being the Zoning Ordinance for Ocean City, Maryland, notice is hereby given that public hearings will be conducted by the Board of Zoning Appeals for Ocean City, Maryland in the Council Chambers of City Hall located on Baltimore Avenue and Third Street, in the Town of Ocean City, Maryland on:

**Thursday, June 25, 2026
AT 6:00 P.M.**

Pursuant to the provisions of Section 110-93(2), Powers of the Code, an application related to Section 110-94(2)(b) has been filed to request (1) a special parking exception from design standards to reduce the width of five (5) required off-street parking spaces by 6 inches on each side to allow for structural columns to be within the required 9' X 20' parking spaces; and (2) a special parking exception from design standards for two (2) required off-street parking spaces to be in a tandem configuration. The Property is described as Lot 8, Block 21 North, of the Sinepuxent Beach Company Plat. It is further described as being on the west side of Baltimore Avenue, the east side of Wilmington Lane, and is locally known as 703 Baltimore Avenue, in the Town of Ocean City, Maryland.

**APPLICANT: HUGH CROPPER IV, ESQUIRE FOR MSG DEVELOPMENT, LLC (BZA 2741, #26-09400006)
AT 6:15 PM**

Pursuant to the provisions of Section 110-93(2), Powers of the Code, an application related to Section 110-94(5) has been filed to request a special outdoor display of merchandise exception for retail items to be displayed on the exterior of the business known as Thrift and Treasures. It is described as Lots 33 and 34 of the Revised Skyline Development Corporation Plat No. 3. It is further described as being located on the northwest corner of Philadelphia Avenue and Bayshore Drive and is locally known as Thrift and Treasures at 2609 Philadelphia Avenue, in the Town of Ocean City, Maryland.

APPLICANT: GUILIA CAMPBELL (BZA 2742, #26-09400007)

Further information concerning the public hearings may be examined in the office of the Department of Planning and Community Development in City Hall.

**Christopher Rudolf, Chairman
Maureen Howarth, Attorney**

Rachel Harris, Esq.
P.O. Box 62
Pocomoke City, MD 21851

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

**IN THE ESTATE OF:
STEVEN JOSEPH PRUITT
ESTATE NO. 21150**

NOTICE

OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Edwin Halter, 6270 Taylor Landing Road, Girdletree, MD 21829 for judicial probate of the will and for the appointment of a personal representative. A hearing will be held at One W. Market Street, Court Room 4, Court House, Snow Hill, MD 21863 on July 21, 2026 at 10:00 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.

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: June 18, 2026

OCD-6/18/2t

JENNIFER S. YEAGLE ESQ.
SIMS & CAMPBELL, LLC
181 HARRY S. TRUMAN PKWY.,
STE. 150
ANNAPOLIS, MD 21401-7565

NOTICE

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

Estate No. 21142
**TO ALL PERSONS INTERESTED
IN THE ESTATE OF**

**ROBERT W. SHAYER JR.
AKA: ROBERT W. SHAYER,
ROBERT WILLIAM SHAYER JR.**
Notice is given that Kathleen E. Shayer, 10872 Windmill Creek Ln., Berlin, MD 21811-1580, was on June 04, 2026 appointed Personal Representative of the estate of Robert W. Shayer Jr. who died on March 22, 2026, 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 December, 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 December, 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.

Kathleen E. Shayer
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:
June 11, 2026

OCD-6/11/3t

NOTICE

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

To all persons interested in the estate of **WILLIAM PURNELL ROGERS JR.** Estate No. 21141 Notice is given that **PATRICIA R. JACKSON whose address is 8544 LANGMAID RD., NEWARK, MD 21841-2118** was on **JUNE 04, 2026** appointed Personal Representative of the estate of **WILLIAM PURNELL ROGERS JR.** who died on **JANUARY 14, 2026** 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 **4th** day of **DECEMBER, 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 **DECEMBER, 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-6/11/3t**

ASHLEY B. STITZER, ESQUIRE
ATTORNEY FOR PLAINTIFFS
ATTORNEY I.D. 78612
FRANK W. HOSKING III,
ESQUIRE
ATTORNEY I.D. 330831
MacELREE HARVEY, LTD.
17 West Miner Street, P.O. Box 660
West Chester, PA 19381-0660
(610) 436-0100

ALAN WALTER and KAREN WALTER
Plaintiffs

v.
LAURA WALTER and BRIAN WINDER
Defendants

**IN THE COURT OF COMMON PLEAS
CHESTER COUNTY,
PENNSYLVANIA
CIVIL ACTION - LAW
CASE NO. 2019-06915
IN CUSTODY**

NOTICE

TO APPEAR AT HEARING
Laura Walter and Brian Winder:
A Petition for Special Relief has been filed in the Court of Common Pleas of Chester County relating to obtaining a passport for the minor child: E.R.W. (DOB 00/00/0000).

A hearing on this matter is scheduled for June 22, 2026, at 1:30 p.m. in Courtroom 17, Chester County Justice Center, 201 W. Market St., West Chester, PA 19380.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, PLEASE CONTACT THE OFFICE SET FORTH BELOW:

Lawyer Referral Service
15 West Gay Street
West Chester, PA 19380
(610) 429-1500

IF YOU CANNOT AFFORD A LAWYER, PLEASE CONTACT THE OFFICE SET FORTH BELOW:

Legal Aid of Chester County
222 North Walnut St., Second Floor
West Chester, PA 19380
(610)436-4510

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Chester County is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing or business before the court. You must attend the scheduled conference.

OCD-6/11/2t

JULIAN J. MOSS
PARKER, SIMON, LAW LLC
401 N. WASHINGTON ST.,
STE. 445
ROCKVILLE, MD 20850-0707

**NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS**
Estate No. 20952
TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY E. SAILORS

Notice is given that Michelle Simon Esq., 401 N. Washington St., Ste. 445, Rockville, MD 20850-0707, was on June 10, 2026 appointed Personal Representative of the estate of Mary E. Sailors who died on January 03, 2022, 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 10th day of December, 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 December, 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.

Michelle Simon Esq.
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:
June 18, 2026

OCD-6/18/3t

CHESAPEAKE LEGAL
COUNSEL LLC
JOHN F. ROBBERT ESQ.
2661 RIVA RD., STE. 410A
ANNAPOLIS, MD 21401-7335

**NOTICE
TO CREDITORS OF
APPOINTMENT OF FOREIGN
PERSONAL REPRESENTATIVE
ESTATE NO. 21154**

NOTICE IS GIVEN that the Register of Wills court of Kent County, Delaware appointed Robbert E. Terry Jr., 2143 Lockwood Chapel Rd., Dover, DE 19904-5021 as the Administrator of the Estate of Elizabeth A. Terry who died on January 04, 2024 domiciled in Delaware, USA.

The name and address of the Maryland resident agent for service of process is Anahi Rizo Sanchez, 2661 Riva Rd., Ste. 410A, Annapolis, MD 21401-7335.

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.

Robbert E. Terry Jr.
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:
June 18, 2026

OCD-6/18/3t

Law Offices of Jeffrey Nadel
4041 Powder Mill Road, Suite 200
Calverton, Maryland 20705
240-473-5000

Jeffrey Nadel
Scott Nadel
4041 Powder Mill Road, Suite 200
Calverton, MD 20705
Substitute Trustees
Plaintiff

v.

Steven Craig Tamalavicz, Jr.,
PR for the Estate of
Kathleen Joyce Tamalavicz
aka Kathleen J. Tamalavicz
12212 Cygnet Lane
Bishopville, MD 21813

Defendant(s)
IN THE CIRCUIT COURT
FOR WORCESTER COUNTY,
MARYLAND
Civil No. C-23-CV-24-000064

NOTICE

Notice is hereby given this 12th day of June, 2026, 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 13th day of July, 2026, provided a copy of this notice be inserted in a weekly newspaper printed in said County, once in each of three successive weeks before the 6th day of July, 2026.

The Report of Sale states the amount of the foreclosure sale price to be \$232,750.00. The property sold herein is known as 12212 Cygnet Lane, Bishopville, MD 21813.

Susan R. Braniecki
Clerk of the Circuit Court
True Copy
Test: Susan R. Braniecki
Clerk of the Circuit Court
Worcester County MD

OCD-6/18/3t



TOWN OF OCEAN CITY
**PUBLIC HEARING
CHARTER AMENDMENT
RESOLUTION 2026-01**

RE: Qualifications for Election as Mayor or City Councilman

Notice is hereby given by the Mayor and City Council of Ocean

City, that a proposed Charter amendment will be introduced at the Regular Session on July 6, 2026. A public hearing and presentation of a Charter Amendment Resolution is scheduled for July 6, 2026.

Summary of proposed Charter Amendment Resolution as to Domicile:

Section C-401, Qualifications for election as Mayor or City Councilman: 1) amends the existing charter provisions by adding that a person shall not be deemed to satisfy the domicile requirements of the Charter where the person's actual pattern of living demonstrates that another location constitutes his or her principal place of residence for substantial portions of the year; and 2) adds that it is the intent of this section that any candidate for elected office and any elected official, maintains the Town as his/her true, fixed, principal residence. Mere technical compliance with the domiciliary requirements, without actual residency within the Town, is inconsistent with the purpose and the intent of this Charter Section. In determining whether a candidate or elected official satisfies the residency requirements of this section, all relevant facts and circumstances shall be considered, and no single factor shall be dispositive.

An exact copy of the proposed amendment is posted at City Hall, available online at oceancitymd.gov on the City Clerk webpage and can be obtained by contacting the City Clerk's office at 410-289-8824

OCD-6/18/1t

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

To all persons interested in the estate of **JOAN SEIDENSPINNER** Estate No. 21151 Notice is given that **CYNTHIA WESTON whose address is 8688 ANGEL LN., APT. 101, DELMAR, MD 21875-2638** was on **JUNE 10, 2026** appointed Personal Representative of the estate of **JOAN SEIDENSPINNER** who died on **MAY 10, 2026** 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 10th day of **DECEMBER, 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 10th day of **DECEMBER, 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

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410-723-6397,

Fax: 410-723-6511

or E-mail:

legals@octodaydispatch.com

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-6/18/3t

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

To all persons interested in the estate of **BRIAN D. BASS** Estate No. 21148 Notice is given that **SUSANNE BASS** whose address is **10865 WINDMILL CREEK LN., BERLIN, MD 21811-1580** was on **JUNE 09, 2026** appointed personal representative(s) of the small estate of **BRIAN D. BASS** who died on **MARCH 16, 2026** 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.

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.

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074
 OCD-6/18/1t

SMALL ESTATE
NOTICE
OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS
 Estate No. 21153

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY JOSEPH ROTH

Notice is given that Joline Lavinia Roth, 9916 Golf Course Rod., TRLR 75, Row C, Ocean City, MD 21842-9584, was on June 12, 2026 appointed personal representative of the small estate of Gregory Joseph Roth who died on June 02, 2026, 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.

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.

Joline Lavinia Roth
 Personal Representative
 True Test Copy
 Register of Wills for
 Worcester County
 Terri Westcott
 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:
 June 18, 2026
 OCD-6/18/1t



Town of Snow Hill
NOTICE
of Public Hearing
Board of Zoning Appeals

Notice is hereby given that the Board of Appeals for the Town of Snow Hill Maryland will conduct a public hearing in accordance with the provisions of Chapter 200 Zoning, Article VI, §200 29-37 and Chapter 89, Article VII Variances §46-49 on:

Wednesday, July 8th, 2026

6:30PM
 309 N Washington St.,
 Town Hall Annex

For the following cases: Case No. 2026-3. 307 N Washington Street, Snow Hill, MD. Tax Account: 02-016710. Map 0200, Grid 000, Parcel 0061. To request variances for the following: (1) to request a variance of 1.8 feet from the Flood Protection Elevation of 9.3 feet to allow the first floor to remain at 7.5 feet for an existing building undergoing substantial improvements per §89-37 A. 1; (2) dry flood proofing standards (water tight) per §89-37 B. (3) (a-g); (3) use restrictions, flood damage resistant materials, and wet flood proof requirements (vents) per § 89-36 C. (1)-(3); (4) the elevation of certain electrical/mechanical/HVAC/plumbing to be lower than the Flood Protection Elevation as per §89-24 A-H.

For more information, contact the Snow Hill Planning Department at 410-632-2080, ext. 104.

The public is welcome to attend. Additional information is available at Town of Snow Hill, 103 Bank Street Snow Hill, MD 21863 or by calling 410-632-2080. The Town of Snow Hill is in compliance with the Americans with Disabilities Act, if you need special accommodations to attend this meeting contact us at 410-632-2080.

Snow Hill Board of Appeals
 OCD-6/18/2t



Town of Snow Hill
NOTICE
of Public Hearing
Board of Zoning Appeals

Notice is hereby given that the Board of Appeals for the Town of Snow Hill Maryland will conduct a public hearing in accordance with the provisions of Chapter 200 Zoning, Article VI, §200 29-37 on:

Wednesday, July 8th 2026
 6:30PM
 309 N Washington St.,
 Town Hall Annex

For the following cases: Case No. 2026-4. Belt Street Property consisting of 2.125 acres, located at the corner of Purnell and Belts Streets, Snow Hill, MD. Tax Account: 02-022710. Map 0200, Grid 017, Parcel 0691. To request variances for the following: (1) A variance allowing a subdivision of an existing lot to be composed of a "flag lot" with a width of 40.28 feet for a variance of 59.72 feet to the minimum standard lot width of 100 feet for "other uses" in the M-1 Industrial District in accordance with Town of Snow Hill Zoning Code, Chapter 200, Attachment 2 Table of Height, Area, and Bulk Regulations";

For more information, contact the Snow Hill Planning Department at 410-632-2080, ext. 104.

The public is welcome to attend. Additional information is available at Town of Snow Hill, 103 Bank Street Snow Hill, MD 21863 or by calling 410-632-2080. The Town of Snow Hill is in compliance with the Americans with Disabilities Act, if you need special accommodations to attend this meeting contact us at 410-632-2080.

Snow Hill Board of Appeals
 OCD-6/18/2t



MAYOR AND COUNCIL OF
SNOW HILL
NOTICE
of Public Hearing
Board of Zoning Appeals

Notice is hereby given that the Board of Appeals for the Town of Snow Hill Maryland will conduct a public hearing in accordance with the provisions of Snow Hill Town Code, Chapter 230 Zoning, Article VI, §200 29-33 and Chapter 89 Flood Plain Management Art. VII §89-46-48 on:

Wednesday, July 8, 2026
 6:30PM
 309 N Washington St.,
 Town Hall Annex

Case No. 2026-2. 295 Willow Street Snow Hill, MD. Tax Account: 02-016621. Map 0200, Grid 0009, Parcel 0106. To request variances for the following: (1) of 3.15 feet from the Flood Protection Elevation of 9.35 feet to allow the first floor of an existing building undergoing substantial improvements to remain at 6.2 feet per Town Code §89-37 A. 1; (2) waive use restrictions to allow the lowest floor to be used for a commercial laundry; flood damage resistance materials and wet flood proofing standards per Town Code § 89-36 C. (1)-(3); (3) dry flood proofing standards (water tight) per Town Code §89-37 B. (3) (a-g); (4) the elevation of certain electrical/mechanical/HVAC/plumbing to be lower than the Flood Protection Elevation per Town Code §89-24 A-H. The property is located in Flood Zone AE Community Panel Number 24047C0242H. This case was left open at the conclusion of the last meeting by the Board of Zoning Appeals.

For more information contact the Snow Hill Planning/Zoning/Building Department at 410-632-2080 ext. 104 or email codeofficial@snowhillmd.com
 OCD-6/18/2t

NOTICE
TO CREDITORS OF
APPOINTMENT OF FOREIGN
PERSONAL REPRESENTATIVES
ESTATE NO. 21155
 NOTICE IS GIVEN that the **CHANCERY** court of **KENT, DELAWARE** appointed **VENESSA RUSCH** whose address is **323 E. VINE ST., SALISBURY, MD 21804-**

5562 as the **PERSONAL REPRESENTATIVE** of the Estate of **ROSA MARIA BISHOP** who died on **JUNE 15, 2024** domiciled in **DELAWARE, USA**.

The name and address of the Maryland resident agent for service of process is **N/A**. 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 cred-

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

TERRI WESTCOTT, Register of Wills for Worcester County
ONE W MARKET STREET
ROOM 102 - COURT HOUSE
SNOW HILL, MD 21863-1074

OCD-6/18/3t

MICHAEL B MATHERS ESQ
WEBB, WILBUR, MATHERS
ILLUMINATI & LUKAS, LLP
DOUSE & MATHERS, LLP
PO BOX 910
SALISBURY, MD 21803-0910

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

To all persons interested in the estate of **ALLEN F HUDSON** Estate No. **21159** Notice is given that

AARON B HUDSON whose address is **36358 BRITTINGHAM ST WILLARDS, MD 21874-1105**, **VALERIE R HUDSON YEAGER** whose address is **36113 TIMBER DR WILLARDS, MD 21874-1352** were on **JUNE 15, 2026** appointed Personal Representative of the estate of **ALLEN F HUDSON** who died on **MARCH 12, 2026** 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 **15th day of DECEMBER, 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

15th day of DECEMBER, 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-6/18/3t



MAYOR AND COUNCIL OF SNOW HILL
Notice of Public Hearing
Board of Zoning Appeals

Notice is hereby given that the Board of Appeals for the Town of Snow Hill Maryland will conduct a public hearing in accordance with the provisions of Snow Hill Town Code, Chapter 230 Zoning, Article VI, §200 29-33 and Chapter 89 Flood Plain Management Art. VII §89-46-48 on:

Wednesday, July 8, 2026
6:30PM
309 N Washington St.,
Town Hall Annex

Case No. 2026-1, 204 River Street, Snow Hill MD, Tax Account: 02-016486. Map 0200, Grid 0003, Parcel 0092. To request a variance to: (1) construct a non-residential structure (public restroom) owned by the Town of Snow Hill with the first-floor elevation at 5.10 feet, approximately 4.2 feet below the Flood Protection Level elevation of 9.3 feet required per Town Code §89-37 A. (1); and (2) waive use restrictions to allow the lowest floor to be used for a public restroom per Town Code §89-36 C. (1.) The property is located in Flood Zone AE Community Panel Number 24047C0242H. This case was left open at the conclusion of the last meeting by the Board of Zoning Appeals.

For more information contact the Snow Hill Planning/Zoning/Building Department at 410-632-2080 ext. 104 or email codeofficial@snowhillmd.com

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