

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LILLIE KENNEDY BRYANT

Notice is given that Shawna Kennedy, whose address is 7109 Silvertown Ct, District Heights, MD 20747-1768, was on April 11, 2025 appointed Personal Representative of the estate of Lillie Kennedy Bryant, who died on January 10, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of October, 2025.

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

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

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

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

SHAWNA KENNEDY
Personal Representative

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

Estate No. 136651
149731 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUTHER VANCE WATKINS SR

Notice is given that April Watkins, whose address is 1250 James St, Baltimore, MD 21223-3616, was on April 15, 2025 appointed Personal Representative of the estate of Luther Vance Watkins Sr, who died on January 4, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of October, 2025.

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

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

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

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

APRIL WATKINS
Personal Representative

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

Estate No. 136966
149732 (5-22,5-29,6-5)

LEGALS

CORRECTED
ORDER OF PUBLICATION

WEeping CHERRY LLC Plaintiff
v.
The Estate of Robert D. Shannon, et al. Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No: C-16-CV-25-000079

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 21,780,000 Sq.Ft. & Imps. (being known as: District - 09 Account Number - 0959510 on the Tax Roll of the Director of Finance for Prince George's County, Maryland) sold by the Finance Officer of PRINCE GEORGE'S COUNTY, State of Maryland to WEEPING CHERRY LLC, 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: 7825 Surratts Road, Clinton, MD 20735, with a legal description of 921,780,000 Sq.Ft. & Imps. (being known as: District - 09 Account Number - 0959510 on the Tax Roll of the Director of Finance for Prince George's County, Maryland).

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

It is thereupon this 20th day of May, 2025, by the Circuit Court for PRINCE GEORGE'S COUNTY, ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in once a week for three consecutive weeks, warning all persons interested in the property to appear before this Court by the 22nd day of July, 2025 and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting title to the property in Plaintiff, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149823 (5-29,6-5,6-12)

ORDER OF PUBLICATION
BY POSTING

ROSA TEJADA BOHORQUEZ
VS.
ARTURO TEJADA VASQUEZ, ET AL.

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-002525

ORDERED, ON THIS 22nd day of May, 2025, by the Circuit Court for Prince George's County MD:

That the Defendants, Juana Doe and John Doe, are hereby notified that the Plaintiff, has filed a COMPLAINT FOR CUSTODY and MOTION FOR ORDER OF SPECIAL FINDINGS OF FACT naming him/her as the defendant and stating that defendant Juana Doe's last known addresses is: UNKNOWN and defendant John Doe's last known address is: UNKNOWN, and therefore it is;

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

ORDERED, said posting to be completed by the 21st day of June, 2025; and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to both Juana Doe and John Doe's last known addresses, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANTS, JUANA DOE AND JOHN DOE, ARE HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 21st day of July, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
149826 (5-29,6-5,6-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN H JACKSON
AKA: JOHN HENRY JACKSON

Notice is given that Aisha Z Jackson, whose address is 15801 Paramont Ln, Bowie, MD 20716-1704, was on April 25, 2025 appointed Personal Representative of the estate of John H Jackson, who died on January 1, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 25th day of October, 2025.

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

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

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

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

AISHA Z JACKSON
Personal Representative

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

Estate No. 136120
149733 (5-22,5-29,6-5)

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN HERSHKOWITZ

Notice is given that Paul Hershkowitz, whose address is 10450 Lottsford Rd Apt 141, Mitchellville, MD 20721-2741, was on May 15, 2025 appointed Personal Representative of the estate of Melvin Hershkowitz who died on February 16, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of November, 2025.

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

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

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

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

PAUL HERSHKOWITZ
Personal Representative

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

Estate No. 136774
149791 (5-29,6-5,6-12)

LEGALS

NOTICE OF SALE

Adam Friedman, Ralph Vartolo,
Catherine Aponte, and
Rachel Kiefer
Substitute Trustees

vs.

Real Estate Management &
Consulting LLC;
James T. Isley Sr.,

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

CASE NO. C-16-CV-25-000353

ORDERED, this 21st day of May 2025 by the Circuit Court of Prince George's, Maryland, that the sale of the property at 225 Emerald Hill Drive, Fort Washington, MD 20744, the subject property of these proceedings, made and reported by Adam Friedman, Ralph Vartolo, Catherine Aponte, and Rachel Kiefer, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of June, 2025, provided a copy of this notice be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of June, 2025.

The report states the amount of sale to be \$775,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

149825 (5-29,6-5,6-12)

NOTICE

District Court of Maryland for
Prince George's County
Case no. 050200180232020

Charlestown Village Condominium
c/o: Cameron Mericle, PA,
7875 Belle Point Drive
Greenbelt, MD 20770

v.
Juliana Mbanusi
5997 Springhill Dr, Apt. 204
Greenbelt, MD 20770

Plaintiff

NOTICE OF PROPOSED
RATIFICATION OF SALE OF
REAL PROPERTY
(Md. Rules 3-644(d) and 14-305)

The property specifically described in the inventory has been sold at judicial sale. Inventory of property sold.

Notice is herewith given that the sale of the property at 7754 Lakecrest Drive, Greenbelt, MD 20770, that is described in a Deed recorded in Liber 36649, Folio 141, among the Land Records of Prince George's County.

The sale will be ratified unless cause to the contrary is shown on or before 06/12/2025 (30 days after the date of this notice). A copy of this Notice will be published at least once a week in each of the three successive weeks before 06/12/2025, in one or more newspapers of general circulation in Prince George's County. The report states the amount of the sale to be \$25,020.

The court signed this notice on 05/13/25.

149824 (5-29,6-5,6-12)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
JOSEPH DYER, JR.
Estate No.: 134498

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 23, 2025 at 10:30 A.M.

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

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

149750 (5-29,6-5)

LEGALS

AVISO PÚBLICO
PERIODO DE 30 DÍAS PARA HACER COMENTARIOS

MODIFICACIÓN TÉCNICA
DEL PLAN DE ACCIÓN ANUAL
PARA LA VIVIENDA Y EL DESARROLLO COMUNITARIO
DEL AÑO FISCAL DEL CONDADO 2026
DEL CONDADO DE PRINCE GEORGE

El Departamento de Vivienda y Desarrollo Urbano (DHCD, en inglés) del condado de Prince George busca notificar al condado su intención de modificar y completar una enmienda técnica del Plan de Acción Anual (AAP, en inglés) para la Vivienda y el Desarrollo Comunitario del año fiscal del condado 2026 (año fiscal federal 2025). El propósito de esta enmienda técnica es revisar las asignaciones de la fórmula para el año fiscal 2026 del condado (año fiscal federal 2025) para sus tres fondos del programa de prestaciones federales: El programa de subvenciones en bloque para el desarrollo comunitario (CDBG, en inglés), el programa de asociaciones de inversión HOME (HOME, en inglés) y el programa de subvenciones para soluciones de emergencia (ESG, en inglés), para tener en cuenta el impacto de las asignaciones presupuestarias federales finales del año fiscal 2025 del Departamento de Vivienda y Desarrollo Urbano (HUD, en inglés) de los Estados Unidos. El período de comentarios públicos finalizará el 27 de junio de 2025.

El Plan de Acción Anual para la Vivienda y el Desarrollo Comunitario es una estrategia integral que describe las acciones, las actividades y los programas que se llevarán a cabo durante el año fiscal 2026 para abordar las necesidades prioritarias y los objetivos específicos identificados en el Plan consolidado para el año fiscal 2026-2030. El AAP también sirve como solicitud para los siguientes fondos de prestaciones federales: El programa de subvenciones en bloque para el desarrollo comunitario (CDBG, en inglés), el programa de asociaciones de inversión HOME (HOME, en inglés) y el programa de subvenciones para soluciones de emergencia (ESG, en inglés).

El 6 de mayo de 2025, el Consejo del Condado de Prince George adoptó y aprobó la Resolución del Consejo CR-032-2025: Plan de acción anual para la vivienda y el desarrollo comunitario del año fiscal 2026. El 13 de mayo de 2025 o alrededor de esa fecha, el HUD publicó las asignaciones finales de la fórmula para el año fiscal federal 2025 (año fiscal del condado 2026) para el condado de Prince George.

Asignaciones de fondos federales para el año fiscal 2024 (año fiscal del condado 2025)				
Programa de prestaciones federales	Asignaciones de fondos estimadas para el año fiscal del condado 2026 (año fiscal federal 2025) (CR-0322025)	Asignaciones de fondos modificadas para el año fiscal del condado 2026 (año fiscal federal 2025), según asignaciones finales del HUD	Diferencia	Variación porcentual
CDBG	\$5,613,506.00	\$5,806,716.00	\$193,210.00	3.44 %
HOME	\$2,187,892.87	\$2,223,444.75	\$35,551.88	1.62 %
ESG	\$465,086.00	\$493,358.00	\$28,272.00	6.08 %
	\$8,266,485	\$8,523,519		

Basándose en la notificación del HUD sobre las asignaciones finales de prestaciones federales, el DHCD busca autorizar un proceso de "modificación técnica" para cambiar la fórmula de asignación del AAP del condado para el año fiscal 2026. Este proceso le permitirá al DHCD cumplir con la notificación y los requisitos del HUD, que dictan que un plan de acción anual debe incorporar los montos de asignación de la fórmula de prestaciones real y final que se espera que el condado reciba para el año fiscal federal 2025 (año fiscal del condado de 2026). En las siguientes tablas, se describen las asignaciones de fondos modificadas por categorías:

Programa de subvenciones en bloque para el desarrollo comunitario (CDBG), año del programa 51		
Categorías	Recomendaciones del Consejo del Condado para el año del programa 51 - Año fiscal del condado 2026 (año fiscal federal 2025) (CR-032-2025)	Modificación basada en la asignación final del HUD de los fons del CDBG del año del programa 51
Ingresos del programa CDBG	\$71,792.00	\$71,792.00
Vivienda asequible*	\$2,177,417.00	\$2,249,181.00
Desarrollo económico*	\$275,000.00	\$292,940.00
Planificación y administración**	\$1,140,649.00	\$1,179,291.00
Instalaciones e infraestructuras públicas	\$1,639,732.00	\$1,675,614.00
Servicios públicos	\$842,025.00	\$871,007.00
Total:	\$6,166,615.00	\$6,339,825.00
*Nota: Incluye los fondos de prestaciones del CDBG más los ingresos estimados del programa		
**Nota: Incluye los fondos de prestaciones del CDBG más los ingresos estimados del programa		

Programa de asociaciones de inversión HOME (HOME), año del programa 34		
Categorías	Consejo del Condado, año del programa 34 Recomendaciones - Año fiscal del condado 2026 (año fiscal federal 2025) (CR-032-2025)	Modificación basada en la asignación final de los fondos del programa HOME, año del programa 34, por parte del HUD
Actividades de ingresos del programa	\$997,197.00	\$997,197.00
Actividades para compradores de vivienda	\$0.00	\$0.00
Viviendas multifamiliares de alquiler Programa de construcción y rehabilitación	\$1,640,920.87	\$1,667,584.75
Actividades separadas del CHDO	\$328,183.00	\$333,516.00
Asistencia operativa del CHDO	\$0.00	\$0.00
Administración del programa HOME	\$218,789.00	\$222,344.00
Total:	\$3,185,889.37	\$3,339,641.75
*Nota: Incluye los ingresos estimados del programa		

Programa de Subvenciones para Soluciones de Emergencia (ESG), año del programa 38		
Categorías	Consejo del Condado, año del programa 38 Recomendaciones - Año fiscal del	Modificación basada en la asignación final de los fondos del programa HESG, año del programa 38, por
Albergue de emergencia	\$236,550.00	\$250,972.00
Divulgación en las calles	\$39,211.00	\$41,395.00
HMIS	\$21,290.00	\$22,384.00
Resolución rápida	\$89,000.00	\$94,410.00
Prevención para evitar la falta de	\$78,995.00	\$83,797.00
Administración del HESG	\$0.00	\$0.00
Fondos de contrapartida del HESG*	\$465,086.00	\$493,358.00
Total:	\$930,172.00	\$986,716.00
*Nota: Incluye fondos de contrapartida		

Puede obtenerse una copia del Plan de Acción Anual para la Vivienda y el Desarrollo Comunitario modificado, año fiscal 2026, en el Departamento de Vivienda y Desarrollo Urbano (DHCD, en inglés), ubicado en 9200 Basil Court, Suite 306, Largo, Maryland 20774, en el sitio web del condado: www.princegeorgescountymd.gov/sites/dhcd/resources/plansand-reports/, o bien, puede solicitarse por correo comunicándose con el DHCD llamando al teléfono 301-883-6511.

Los comentarios por escrito pueden enviarse al Departamento de Vivienda y Desarrollo Comunitario del condado de Prince George, División de Planificación y Desarrollo Urbano, ubicado en 9200 Basil Court, Suite 306, Largo, Maryland, 20774, o por correo electrónico a Shirley Grant: SEGrant@co.pg.md.us.

Para obtener más información, comuníquese con la División de Planificación y Desarrollo Comunitario (CPD, en inglés) al 301-883-6511, o mediante el dispositivo de telecomunicaciones para personas sordas (TDD, en inglés) al 301-883-5428.

El condado de Prince George promueve activamente la igualdad de oportunidades y no discrimina por motivos de raza, color, género, religión, origen étnico o nacionalidad, discapacidad o situación familiar en la admisión o el acceso a los beneficios de los programas o las actividades.

Autorizado por:
Aspasia Xypolia, directora
Condado de Prince George
Departamento de Vivienda y Desarrollo Urbano
9200 Basil Court, Suite 306
Largo, Maryland 20774
Fecha: 29 de mayo de 2025

149838 (5-29)

LEGALS

TOWN OF BRENTWOOD, MARYLAND
PUBLIC NOTICE
“STOP SIGN CAMERAS”

The Town of Brentwood, Maryland will be installing stop sign monitoring systems in accordance with §21–707.1 of the Maryland Transportation Article and Town Ordinance 2024-03. The stop sign monitoring systems will be located at:

- 34th St & Windom Rd, Northbound
- 34th St & Webster St, Southbound

Ticketing for violations will begin starting June 1, 2025. Violations for a Stop sign infraction will be \$40 each. For questions regarding this program, you can reach the Brentwood Police Department at (301) 864-1858 or email PDInfo@brentwoodmd.gov.

149839 (5-29)

Serving

Prince George’s County

Since 1932

LEGALS

Sydney Helsel
11300 Rockville Pike, STE 708
Rockville, MD 20852
301-468-3220

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

Tracey Sasser
7202 Purple Avens Avenue
Upper Marlboro, MD 20772
301-717-6292

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AARON BERNARD O'REGGIO

Notice is given that Alroy O'Reggio, whose address is 3802 Ducksfoot Terrace, Bowie, MD 20721, was on May 9, 2025 appointed Personal Representative of the estate of Aaron Bernard O'Reggio, who died on February 22, 2025 without a will.

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.
- A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(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.

ALROY O'REGGIO
Personal Representative

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

Estate No. 137016

149722 (5-22,5-29,6-5)

HOPE GREEN
Personal Representative

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

Estate No. 136066

149769 (5-29,6-5,6-12)

LEGALS

Mark S. Lynch Esq.
THE LYNCH LAW GROUP LLC
10415 Southern Maryland Blvd.,
Suite 200
Dunkirk, Maryland 20754
410-946-1113

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLY JEAN MARIE CURTIS

Notice is given that Nartarsha Sutton, whose address is c/o Mark S. Lynch Esq., 10415 Southern Md. Blvd., Ste 200, Dunkirk, MD 20754, was on January 2, 2025 appointed Personal Representative of the estate of Beverly Jean Marie Curtis, who died on October 9, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 2nd day of July, 2025.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.
- A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(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.

NARTARSHA SUTTON
Personal Representative

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

Estate No. 135873

149720 (5-22,5-29,6-5)

MARCIE ANN POWELL
Personal Representative

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

Estate No. 136164

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

LEGALS

Todd Bornstein
Selzer Gurvitch Rabin Wertheimer
& Polott, PC
4416 East West Highway, Suite 400
Bethesda, MD 20814
301-634-3104

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY DONALD HARLEY

Notice is given that Diane Harley, whose address is 4714 Pistachio Lane, Captiol Heights, MD 20743, was on March 17, 2025 appointed Personal Representative of the estate of Gregory Donald Harley, who died on May 15, 2024 without a will.

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.
- A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(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.

JASON CARL JONES
Personal Representative

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

Estate No. 136561

149766 (5-29,6-5,6-12)

DIANE HARLEY
Personal Representative

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

Estate No. 136648

149770 (5-29,6-5,6-12)

LEGALS

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

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARY SUSAN KOCH

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

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 5th day of November, 2025.

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

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

(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.

RICHARD DOUGLAS KOCH
Personal Representative

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

Estate No. 137270

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

RONALD LEE MOORE
Personal Representative

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

Estate No. 136862

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

LEGALS

Gail R. Kahan
Kahan Law, P.C.
2500 Lindenwood Drive
Olney, MD 20832
301-774-1855

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

Carl Ward Esq
10605 Concord St, #420
Kensington, MD 20895
240-395-5000

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLIVIA MELLAN SHAPIRO

Notice is given that Aniel Michael Mundra, whose address is 548 Dentre Drive, Santa Barbara, CA 93111, was on April 24, 2025 appointed Personal Representative of the estate of Olivia Mellan Shapiro who died on August 17, 2024 with a will.

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

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

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.
- A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(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.

ANIEL MICHAEL MUNDRA
Personal Representative

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

Estate No. 136449

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

DESIREE ALLEN
Personal Representative

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

Estate No. 132269

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

LEGALS

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

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

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PRIMATI MOORE

Notice is given that Ronald Lee Moore, whose address is 6724 Conley Road, Hyattsville, MD 20783, was on April 28, 2025 appointed Personal Representative of the estate of Primati Moore who died on June 9, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 28th day of October, 2025.

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

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

(2) Two months after the personal representative mails or otherwise delivers to the creditor a copy of this published notice or other written notice, notifying the creditor that the claim will be barred unless the creditor presents the claims within two months from the mailing or other delivery of the notice.
- A claim not presented or filed on or before that date, or any extension provided by law, is unenforceable thereafter. Claim forms may be obtained from the Register of Wills.

(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.

RONALD LEE MOORE
Personal Representative

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

Estate No. 136862

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

KATRINA HIGGS
Personal Representative

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

Estate No. 134420

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KIMBERLY COOK

Notice is given that Taylor Cowan, whose address is 6927 Briarcliff Drive, Clinton, MD 20735, was on May 2, 2025 appointed Personal Representative of the estate of Kimberly Cook, who died on April 18, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of November, 2025.

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

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

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

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

TAYLOR COWAN
Personal Representative

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

Estate No. 134178

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BETTY JO MAYESKE

Notice is given that John Mayeske, whose address is 10708 Green Mountain Cr, Columbia, MD 21044, was on April 30, 2025 appointed Personal Representative of the estate of Betty Jo Mayeske, who died on March 27, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of October, 2025.

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

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

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

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

JOHN MAYESKE
Personal Representative

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

Estate No. 137171

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

NOTICE

Randy Wright

v.

Deborah Wright

Plaintiff,

Defendant

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

C-16-FM-23-006028

ORDERED, this 23rd day of May 2025, by the Circuit Court for PRINCE GEORGE’S COUNTY, Maryland, that the sale of undeveloped real property located at 8090 Apple Harvest Drive, Gerrardstown, Berkeley County, West Virginia 25420, consisting of 11.01 acres, legally described as 11.01 Acres Drains Mill Creek, as made and reported by Isaac H. Marks, Esquire, Trustee, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 23rd day of June, 2025, provided a copy of this Notice shall be inserted in some newspaper published in said County once in each of three successive weeks before the 23rd day of June, 2025.

The report states the amount of sale to be \$180,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

149837 (5-29,6-5,6-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HORTENSE ELAINE MILLER

Notice is given that Breana Twitty, whose address is 6007 Simplicity Ct, Chesterfield, VA 23832-6538, was on April 15, 2025 appointed Personal Representative of the estate of Hortense Elaine Miller who died on January 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 persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 15th day of October, 2025.

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

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

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

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

BREANA TWITTY
Personal Representative

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

Estate No. 136932

149713 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CECELIA WATKINS

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

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 21st day of October, 2025.

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

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

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

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

FRANCES D. TOLSON
Personal Representative

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

Estate No. 136622

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

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

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

**AMENDED
NOTICE OF
JUDICIAL PROBATE**

To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by **ANGELA L. MORINA** for judicial probate of the will dated April 29, 2009 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Courtroom D4010, Upper Marlboro, MD 20773 on **June 17, 2025 at 10:30 A.M.**

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

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

149741 (5-22,5-29)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHRYSTAL ORBYETTA WHITAKER

Notice is given that Eleanor D White, whose address is 10408 Cleary Ln, Mitchellville, MD 20721-2868, was on April 3, 2025 appointed Personal Representative of the estate of Chrystal Orbyetta Whitaker who died on February 17, 2025 with a will.

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

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

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

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

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

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

ELEANOR D WHITE
Personal Representative

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

Estate No. 136880

149714 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BOBBY DEAN ALLEN

Notice is given that Michael A Lewis, whose address is 10100 Westphalia Rd, Upper Marlboro, MD 20774-9402, was on May 1, 2025 appointed Personal Representative of the estate of Bobby Dean Allen, who died on February 24, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 1st day of November, 2025.

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

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

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

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

MICHAEL A LEWIS
Personal Representative

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

Estate No. 137239

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
VERNELL JONES

Notice is given that Ashley J Jones, whose address is 4786 Towne Square Blvd, Suitland, MD 20746-1603, was on May 5, 2025 appointed Personal Representative of the estate of Vernell Jones, who died on January 12, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of November, 2025.

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

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

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

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

ASHLEY J JONES
Personal Representative

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

Estate No. 136547

149637 (5-15,5-22,5-29)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANDRE PIERRE PELLERIN

Notice is given that Suzanne Pellerin, whose address is 1197 North Ave #118, Burlington, VT 05408, was on May 5, 2025 appointed Personal Representative of the estate of Andre Pierre Pellerin, who died on December 25, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 5th day of November, 2025.

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

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

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

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

SUZANNE PELLERIN
Personal Representative

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

Estate No. 136176

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

LEGALS



**MAYOR AND CITY COUNCIL
CITY OF SEAT PLEASANT, MD
ORDINANCE O-25-13
FISCAL YEAR 2025-2026 CITY BUDGET
EFFECTIVE JUNE 16, 2025**

BE IT ORDAINED AND ENACTED by the Mayor and City Council of Seat Pleasant, Maryland that sums and amounts were appropriated for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, to defray expenses and operations cost for the City of Seat Pleasant.

GENERAL FUND \$14,185,232

The Ordinance and the budget documents are available for review at:

Office of the City Clerk
City Hall
6301 Addison Rd
Seat Pleasant, Maryland 20743-2125
(301) 336-2600

**Councilmember Monica Higgs, Ward I
Council President**

149737 (5-22,5-29)

LEGALS

ORDER OF PUBLICATION
EYB INVESTMENT LLC,
Plaintiff

v.

PDC LOVELESS LLC, ET AL.,
Defendants

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

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

TAX ID: 11-3742715
Parcel E
46,790.0000 Sq.Ft. Loveless Estates
Blk B
Assmt \$2,800 Lib 16892 F1 389
and assessed to PDC Loveless LLC

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

It is thereupon this 12th day of May, 2025, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County, Maryland once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of July, 2025 and redeem the property described above and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

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

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

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

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

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

PRINCE GEORGE’S COUNTY

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

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

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

GULBADAN QULIZADA
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 137258

149640 (5-15,5-22,5-29)

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

LEGALS

ORDER OF PUBLICATION
Plainview Financial Services, Ltd
Plaintiff

vs.

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

And

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

Defendants

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

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

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

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

It is thereupon this 12th day of May, 2025, by the Circuit Court for Prince George’s County;

ORDERED, that notice be given by the insertion of a copy of this Order in a newspaper having a general circulation in Prince George’s County once a week for three successive weeks, the last insertion on or before June 6, 2025, warning all persons interested in the said properties to be and appear in this Court by the 15th day of July, 2025 and redeem the Property, and answer the Complaint, or thereafter a final judgment will be rendered foreclosing all rights of redemption in this Property and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149653 (5-15,5-22,5-29)

ORDER OF PUBLICATION
COLUMBIA LIENS LLC
Plaintiff,

vs.

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

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

And

ANY UNKNOWN OWNER OF THE PROPERTY 11350 CHERRY HILL RD UNIT 2-A 101, BELTSVILLE, MD 20705, Parcel No. 01-0076042, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest.

Defendants.

**In the Circuit Court for
Prince George’s County, Maryland
Case No. C-16-CV-25-002555**

The object of this proceeding is to secure the foreclosure of all rights of redemption in the following property Parcel Identification Number 01-0076042 in Prince George’s County, sold by the Collector of Taxes for Prince George’s County and the State of Maryland to the plaintiff in this proceeding:

UNIT II-A 101, 1,705.0000 Sq Ft & Imps. Maryland Farms Con

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

It is thereupon this 12th day of May, 2025, by the Circuit Court for Prince George’s County, That notice be given by the insertion of a copy of this order in some newspaper having a general circulation in Prince George’s County once a week for 3 successive weeks, warning all persons interested in the property to appear in this Court by the 15th day of July, 2025, and redeem the property with Parcel Identification Number 01-0076042 and answer the complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property, and vesting in the plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149655 (5-15,5-22,5-29)

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

LEGALS

ORDER OF PUBLICATION

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

Plaintiff,

v.

Shonar Bangla Inc
State of Maryland

Defendants

7807 BELLE POINT DR, GREEN-BELT, MD 20770

and

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

and

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

7807 BELLE POINT DR, GREEN-BELT, MD 20770, District 21, described as follows:

PHASE 4

and assessed to SHONAR BANGLA INC.

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

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

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

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

and assessed to SHONAR BANGLA INC.

(the "Property").

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

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

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

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

THE PRINCE GEORGE’S POST
Call 301-627-0900
Fax 301-627-6260
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LEGALS

ORDER OF PUBLICATION

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

Plaintiff

v.

BRIDGE MNGMNT HOLDINGS INC
S/O Resident Agent or Other Authorized Person
P.O. Box 23304
Washington, DC 20026

and

Pequod, LLC
S/O Resident Agent or Other Authorized Person
2 Wirt Street NW
Leesburg, VA 20176

and

Robert P. Goldman Esq., Trustee
15215 Shady Grove Road, #208
Rockville, MD 20850

and

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

and

Prince George’s County
S/O Stephen J. McGibbon,
Director of Finance

1301 McCormick Drive,
Suite 1100
Largo, MD 20774

and

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

and

All unknown owners of the property described Below; all heirs, devisees, personal representatives, and executors, administrators, grantees, assigns or successors in right, title, interest, and any and all persons having or claiming to have any interest in the property and premises situate in Prince George’s County, known as 1836 Metzertott Rd, Unit 1215 and described as Unit 1215, 901.0000 Sq.Ft Being known as District Account Number: 17 1933803, on the Tax Roll of the Director of Finance.

Defendants

In the Circuit Court for Prince George’s County, Maryland
CASE NO.: C-16-CV-25-002446

The object of this proceeding is to secure the foreclosure of all rights of redemption from tax sale on the property known as 1836 Metzertott Rd, Unit 1215 in Prince George’s County, State of Maryland, sold by the Finance Officer of Prince George’s County, State of Maryland to Palomino Holdings, LLC, the Plaintiff.

A DESCRIPTION of the property in substantially the same form as the description appearing on the Treasurer’s and/or Director’s tax roll and Deed hereinafter referred to is: known as 1836 Metzertott Rd, Unit 1215 and described as Unit 1215, 901.0000 Sq.Ft, Being known as District Account Number: 17 19333803, on the Tax Roll of the Director of Finance.

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

It is thereupon this 6th day of May, 2025, by the Circuit Court for Prince George’s County, Ordered, that notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three consecutive weeks, warning all persons interested in the property to appear in this Court by the 8th day of July, 2025, and redeem the property and answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in the property and vesting in the Plaintiff a title to said property in Fee Simple, free of all liens and encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149612 (5-15,5-22,5-29)

LEGALS

ORDER OF PUBLICATION BY POSTING

DEYLI ARGUETA COLINDRES

VS.

LUDIN PEREZ GOMEZ

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

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

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

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

By posting notice in a newspaper or publication of general circulation published in the county in which the action is pending at least once a week for three consecutive weeks and provide proof of publication to the Court, and it is further;

ORDERED, that the plaintiff shall be completed by the 5th day of June, 2025; and it is further;

ORDERED, that the plaintiff shall mail, by regular mail (first class mail), to the defendant’s last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE DEFENDANT, LUDIN NOE PEREZ GOMEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 5th day of July, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
149598 (5-15,5-22,5-29)

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

LEGALS

ORDER OF PUBLICATION

IN THE MATTER OF
ROSANGEL MEJIA RAMIREZ

In the Circuit Court for Prince George’s County, Maryland
Case Number: C-16-FM-25-000932

ORDERED, ON THIS 8th day of May, 2025, by the Circuit Court for Prince George’s County MD:

That the Interested Party, John Doe is hereby notified that the Petitioner, has filed a PETITION FOR THE APPOINTMENT OF A GUARDIAN OF A MINOR PERSON and MOTION FOR FINDINGS OF SPECIAL IMMIGRANT ELIGIBILITY naming him/her as an Interested Party and stating that the Interested Party’s last known address is: unknown, and therefore it is;

ORDERED, that the Clerk of the Court shall cause the attached Notice to be PUBLISHED at least once a week in each of three successive weeks in one or more newspapers of general circulation published in this country, said posting to be completed by the 7th day of June, 2025; and it is further;

ORDERED, that the petitioner shall mail, by regular mail (first class mail), to the Interested Party’s last known address, a copy of the signed order of Publication at least thirty days prior to the response date in said order; and it is further

ORDERED, THAT THE Interested Party, John Doe, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 7th day of July, 2025, MAY RESULT IN THE CASE PROCEEDING AGAINST HIM/HER BY DEFAULT.

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

True Copy—Test:
Mahasin El Amin, Clerk
149643 (5-15,5-22,5-29)

LEGALS

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JUNE 11, 2025

1. t/a Hyattsville Spirits and Grill – status hearing to comply with the Circuit Court Order remanding the case back to the BOLC.

2. t/a Bistro 64, located at 6494 Marlboro Pike, District Heights, 20747. The Operating Agreement, submitted on April 9, 2025, and the Minutes, submitted on April 24, 2025, contradict the application for the Class B Beer, Wine, and Liquor license approved by the Board on October 22, 2024. The application lists Mr. Ndeh as the 100% owner, whereas the Operating Agreement designates him as an 84% member, with Brian Williams holding a 16% share. Additionally, the Minutes state that Mr. Ndeh is the Sole Director and President of the LLC.

3. t/a Kaywood Liquors, Lal Bahadur Thapa, Member, Milan Thapa Member, Class A, Beer, Wine and Liquor, Baniya Group, LLC 2205 Varnum Street, Mt. Rainier, 20712 Request for a Special Sunday Sales Permit.

4. t/a 505 Lounge, Cornell Lee Davis, President, Theresa Marie Benish, Vice President/Secretary/Treasurer, Class B(BLX), Beer, Wine and Liquor, Midnite Entertainment, Inc., 505 Hampton Park Blvd, Suite I & Suite J, Capitol Heights 20743. Request for a Special Entertainment Permit. – Represented by Linda Carter, Esquire.

5. Nikunjum D. Patel, President, Secretary and Treasurer, Zenash G. Tadesse, Assistant Secretary, t/a Barnabas Liquors, 2358 St. Barnabas Road, Temple Hills, 20748. For an alleged violation of R.R. No. 1 of the Rules and Regulations for Prince George’s County: Sale to or Possession By Underage Persons: A. Pursuant to Sections 6-304 and 26-2707 of the Alcoholic Beverages Article of the Annotated Code of Maryland, a licensee or any of his/her employees or agents, may not sell, serve or furnish or allow the consumption or possession of any alcoholic beverages at any time to any person under the age of 21 and R.R. No. #83 (1 & 2) of the Rules and Regulations for Prince George’s County: Alcohol Awareness: 1. Pursuant to Section 4-505 and 26-1902.1 of the Alcoholic Beverage Article of the Annotated Code of Maryland, the licensee(s) of, or a person employed at, a licensed premises must be certified by an approved alcohol awareness program. 2. The license holder or an individual designated by the license holder who is employed in a supervisory capacity shall be present on the license premises at all times when alcoholic beverages may be sold.

6. Mohammad Noor E. Alam Bhuiyan, President, t/a Super Food & Convenience, 5301 Sheriff Road, Fairmont Heights, 20743. For an alleged violation of Section 6-311, Purchase Alcoholic Beverages from other than a Wholesaler, of the Annotated Code of Maryland, and R.R. No. 11- Authorize Retailer of the Rules and Regulations for Prince George’s County.

7. Tejinder S. Sandhu, Member-Manager, t/a Fish Market Restaurant, 7611 Old Branch Avenue, Clinton, 20735. For an alleged violation R.R. No. #10(3) of the Rules and Regulations for Prince George’s County: Public Nuisances: The holder of any class of license with an "off sale" privilege of any kind is prohibited from selling, offering for sale, giving away, offering to give away, or otherwise making available to patrons any single cups made of paper, plastic, Styrofoam, or any container (with or without ice). Also, for an alleged violation R.R. No. #18 of the Rules and Regulations for Prince George’s County: Refilling or Tampering with Alcoholic Beverage Containers: No licensee, his/her agents, or employees shall reuse, refill, tamper with, adulterate, dilute, or fortify the contents of any original container of alcoholic beverage. Represented by Robert Kim, Esquire.

8. Michael T. Isley, Member, Carlos Isley, Member-Manager, t/a Restaurant 55, 5005 Jackson Street, Suite B, Hyattsville, 0781. For an alleged violation of 26-1903 A licensed holder may not provide entertainment unless authorized to do so, of the Alcoholic Beverage Article of the Annotated Code of Maryland and R.R. No. 37 (E) Change in mode of operation (Having entertainment without a permit), R.R. No 34 Food Availability, R.R. No. 78 Use of Promoters- Not Permitted, R.R. No. 12 Prohibited Acts (E) False Statements, R.R. No. 58 Not Meeting Restaurant Definition, Class B and R.R. No 11 Purchases, by Authorized Retailer of the Rules and Regulations for Prince George’s County. – Represented by Eddie Pounds, Esquire.

A virtual hearing will be held via Zoom at 7:00 p.m. on Wednesday, June 11, 2025. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us>, or you may email BLC@co.pg.md.us to request the link. Letters of Support or Oppositions should be submitted to our office at least 5 days prior to the day of the hearing. Additional information may be obtained by contacting the Board’s Office at 301-583-9980.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
May 14, 2025

149835 (5-29,6-5)

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

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

SEIMORNE JOHNSON and Edwin Johnson

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Civil Case No. C-16-CV-25-001208

NOTICE is hereby given this 23rd day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 23rd day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 23rd day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 60,843.78. The property sold herein is One 400,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
149683 (5-29,6-5,6-12)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Julie Keller-Riddle

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Civil Case No. C-16-CV-25-001214

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 11th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 11th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 49,618.12. The property sold herein is One 712,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
149671 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Michael Scott Crowder, Peggy Ann Crowder, Christopher M. Crowder, and Courtney N. Crowder

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Civil Case No. C-16-CV-25-001220

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 11th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 11th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 36,339.69. The property sold herein is One 555,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
149673 (5-22,5-29,6-5)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Frederick L. Sander

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Civil Case No. C-16-CV-25-001216

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 11th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 11th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 43,133.59. The property sold herein is One 300,000/ 2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq. (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

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

True Copy—Test:
Mahasin El Amin, Clerk
149672 (5-22,5-29,6-5)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Andrea Worrell-Hollomon and Kenneth Hollomon

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Civil Case No. C-16-CV-25-001335

NOTICE is

LEGALS

PUBLIC NOTICE
30-DAY COMMENT PERIOD

TECHNICAL AMENDMENT TO THE
PRINCE GEORGE’S COUNTY
COUNTY FISCAL YEAR 2026
ANNUAL ACTION PLAN
FOR
HOUSING AND COMMUNITY DEVELOPMENT

The Prince George’s County Department of Housing and Community Development (DHCD) seeks to notify the County of its intent to modify and complete a technical amendment of the County Fiscal Year (FY) 2026 (Federal FY 2025) Annual Action Plan (AAP) for Housing and Community Development. The purpose of this technical amendment is to revise the County’s FY 2026 (Federal FY 2025) formula allocations for its three federal entitlement program funds: Community Development Block Grant (“CDBG”) Program, HOME Investment Partnerships (“HOME”) Program, and the Emergency Solutions Grants (“ESG”) Program, to account for the impact of the U.S. Department of Housing and Urban Development (HUD)’s final Federal FY 2025 budget allocations. **The public comment period will end on June 27, 2025.**

The Annual Action Plan for Housing and Community Development is a comprehensive strategy that describes actions, activities, and programs that will take place during FY 2026 to address priority needs and specific objectives identified in the FY 2026–2030 Consolidated Plan. The AAP also serves as an application for the following Federal entitlement funds: Community Development Block Grant (CDBG) Program, HOME Investment Partnerships (HOME) Program, and the Emergency Solutions Grants (ESG) Program.

On May 6, 2025, the Prince George’s County Council adopted and approved Council Resolution, CR-032-2025: FY 2026 Annual Action Plan for Housing and Community Development. On or about May 13, 2025, HUD released the final Federal FY 2025 (County FY 2026) formula allocations for Prince George’s County.

Federal FY 2025 (County FY 2026) Funding Allocations

Federal Entitlement Program	County FY 2026 (FFY 2025) <i>Estimated Funding Allocations (CR-032-2025)</i>	County FY 2026 (FFY 2025) Modified <i>Funding Allocations Per HUD Final Allocations</i>	Difference	Percent Change
CDBG	\$5,613,506.00	\$5,806,716.00	\$193,210.00	3.44%
HOME	\$2,187,892.87	\$2,223,444.75	\$35,551.88	1.62%
ESG	\$465,086.00	\$493,358.00	\$28,272.00	6.08%
	\$8,266,485	\$8,523,519		

Based on the HUD notification regarding the final Federal entitlement allocations, DHCD seeks to authorize a “technical amendment” process for a change in the formula allocations to the County’s FY 2026 AAP. This process will allow DHCD to comply with the HUD notification and requirements, which dictate that an Annual Action Plan must incorporate the actual and final entitlement formula allocation amounts the County is expected to receive for Federal Fiscal 2025 (County FY 2026). The following tables describe the modified funding allocations by categories:

Community Development Block Grant (CDBG) Program Year 51

Categories	PY 51 County Council Recommendations - County FY 2026 (FFY 2025) (CR-032-2025)	Modification Based on HUD’s Final Allocation of PY 51 CDBG Funds
CDBG Program Income	\$71,792.00	\$71,792.00
Affordable Housing*	\$2,177,417.00	\$2,249,901.00
Economic Development	\$275,000.00	\$292,940.00
Planning & Administration**	\$1,140,649.00	\$1,179,291.00
Public Facilities & Infrastructure	\$1,639,732.00	\$1,679,694.00
Public Services*	\$82,029.00	\$87,007.00
Total:	\$6,146,615.00	\$6,339,825.00
*Note: Includes CDBG Entitlement Funds plus estimated Program Income		
**Note: Includes CDBG Entitlement Funds plus estimated Program Income		

HOME Investment Partnerships (HOME) Program Year 34

Categories	PY 34 County Council Recommendations - County FY 2026 (FFY 2025) (CR-032-2025)	Modification Based on HUD’s Final Allocation of PY 34 HOME Funds
HOME Program Income Activities*	\$997,197.00	\$997,197.00
Homebuyer Activities	\$0.00	\$0.00
Multi-Family Rental Housing Construction and Rehabilitation Program	\$1,640,920.87	\$1,667,594.75
CHDO Set-Aside Activities	\$328,983.00	\$333,536.00
CHDO Operating Assistance	\$0.00	\$0.00
HOME Administration	\$278,789.00	\$222,344.00
Total:	\$3,185,689.87	\$3,220,641.75
*Note: Includes estimated Program Income		

Emergency Solutions Grants (ESG) Program Year 38

Categories	PY 38 County Council Recommendations - County FY 2026 (FFY 2025) (CR-032-2025)	Modification Based on HUD’s Final Allocation of PY 38 HESG Funds
Emergency Shelter	\$236,590.00	\$250,972.00
Street Outreach	\$39,211.00	\$41,595.00
HMIS	\$21,299.00	\$22,584.00
Rapid Re-housing	\$89,000.00	\$94,410.00
Homelessness Prevention	\$78,995.00	\$83,797.00
HESG Administration	\$0.00	\$0.00
HESG Matching Funds*	\$465,086.00	\$493,358.00
Total:	\$930,172.00	\$986,716.00
*Note: Includes Matching Funds		

A copy of the modified FY 2026 Annual Action Plan for Housing and Community Development is available at the Department of Housing and Community Development (“DHCD”) at 9200 Basil Court, Suite 306, Largo, Maryland 20774, the County’s website: www.princegeorgescountymd.gov/sites/dhcd/resources/plansandreports/, or mailed upon request by contacting DHCD at 301-883-6511.

Written comments may be sent to the Prince George’s County Department of Housing and Community Development, Community Planning and Development Division, at 9200 Basil Court, Suite 306, Largo, Maryland, 20774, or via email to Shirley Grant, SEGrant@co.pg.md.us.

For more information, please contact Community Planning and Development (CPD) Division at 301-883-6511, TDD 301-883-5428.

Prince George’s County affirmatively promotes equal opportunity and does not discriminate on the basis of race, color, gender, religion, ethnic or national origin, disability, or familial status in admission or access to benefits in programs or activities.

By Authority of:
Aspasia Xypolia, Director
Prince George’s County
Department of Housing and Community Development
9200 Basil Court, Suite 306
Largo, Maryland 20774
Date: May 29, 2025

149836 (5-29)

The following vehicle(s) have been taken into custody by the Revenue Authority of Prince George’s County for violation of County Ordinance prohibiting unauthorized parking within the County of Prince George’s

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

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

You must reclaim these vehicles by: 6/10/2025.

Please contact the Revenue Authority of Prince George’s County at: 301-772-2060.

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739			
2006 JEEP	COMMANDER	VA	TGK1263
2016 CHEVROLET	IMPALA	MD	3EF1307
2011 HONDA	ACCORD	VA	TGEG232
2003 HONDA	ACCORD	VA	TEA5420
149832			(5-29)

LEGALS

THE CITY OF BOWIE, MARYLAND
SUMMARY OF BUDGET ORDINANCE O-4-25

The Adopted Budget Ordinance for Fiscal Year July 1, 2025, to June 30, 2026, appropriates monies on-hand and anticipated revenue for all the diverse funds of the City of Bowie. O-4-25 establishes a real property tax rate of \$.40 per one hundred dollars of assessed value and a personal property tax rate of \$1.00 per one hundred dollars of assessed value. It also establishes:

Special Taxing District 1 – University of Maryland Science and Technology Center Stormwater Management (Melford) – a tax at a rate of \$0.082 per hundred dollars of assessed value for all real property.

Special Taxing District 2 – Bowie Town Center (Centennial Park) Stormwater Management – a tax at a rate of \$0.023 per hundred dollars of assessed value for all real property.

Special Taxing District 5 – Highbridge Stormwater Management – a tax at a rate of \$0.007 per hundred dollars of assessed value for all real property.

Special Taxing District 6 – Gateway Stormwater Management – a tax at a rate of \$0.810 per hundred dollars of assessed value for all real property.

Special Taxing District 8 – Elder Oak Stormwater Management – a tax at a rate of \$0.008 per hundred dollars of assessed value for all real property.

Special Taxing District 11 – Collington Stormwater Management – a tax at a rate of \$0.033 per hundred dollars of assessed value for all real property.

General Fund Revenues	\$ 91,143,000
General Fund Appropriations are:	
City Council	\$ 551,600
City Manager	2,026,000
Human Resources	1,027,800
Elections	1,000
Finance	1,792,000
Information Technology	5,203,400
Legal Services	266,500
Communications	1,079,900
Business Operations	867,400
City Clerk	275,800
Community Services	1,294,700
General Services	2,207,800
Planning Division	645,000
Sustainability Division	319,500
Economic Development	1,895,600
Housing Inspection and Code Compliance	1,266,200
Emergency Management	664,500
Police Department	18,069,600
Public Works Administrative	2,713,400
Equipment Maintenance and Garage	1,110,500
Solid Waste	10,433,700
Street Maintenance	10,315,600
Stormwater Management	977,700
Stormwater Management - Special Tax Districts	126,900
Senior Services	1,603,900
Youth Services Bureau	1,650,400
Animal Control Program	241,100
Recreation and Parks	889,200
Community Outreach and Events	1,274,600
Parks and Grounds	4,787,200
Ice Arena	1,468,200
Historic Properties	829,800
Gymnasium	896,300
Debt Service	2,882,400
Unclassified and Non-departmental	1,178,500
Transfers	8,309,300
TOTAL APPROPRIATIONS	\$ 91,143,000
Difference between Revenues and Appropriations	None

Equipment Acquisition & Replacement Fund	
Revenues and Appropriations	\$ 4,696,800
Capital Projects Fund	
Revenues and Appropriations	\$ 16,562,600

The following Water and Sewer Rate structure is effective for water consumption and sewerage service used after July 1, 2025:

The water consumption charge of \$7.11 per 1,000 gallons. The sewerage surcharge of 143.5 percent of water consumption charge of \$10.20 per 1,000 gallons of water billed. There is a minimum annual residential fixed charge for water and sewer of \$120 for 3/4, 5/8 and 1” meters per residence and a commercial and public authorities annual fixed charge for Water and Sewer based on meter size, from \$480 for 1 1/2” meters, and progressing to \$15,000 for 10” meters. There is a renewal and replacement charge of \$23.44.

Ordinance O-4-25 also establishes certain administrative provisions concerning non-payment, late and returned check charges, security advances, meter inspection, initial connection and reconnection services fees, sub-meter installation and new customer account processing fees, which are non-returnable.

Water and Sewer Fund - Revenue	\$ 19,187,800
Water and Sewer Fund – Appropriations are:	
Administrative and General -	
Billing and Accounting	829,400
Water Supply	9,835,900
Wastewater	6,737,300
Debt Retirement	497,100
Miscellaneous and Non-Departmental	756,000
Transfers to General Fund	532,100
Total Appropriation	\$ 19,187,800
Difference between Revenues and Appropriations	None

INTRODUCED by the Council of the City of Bowie, Maryland at a Special Meeting, April 14, 2025.

ADOPTED by the Council of the City of Bowie, Maryland at a Regular Meeting, May 19, 2025.

	Alfred D. Lott City Manager
149829	(5-29)

Public Notice
WSSC Water Commissioners Adopt Revisions to
Temporary Water Bill Amnesty Program

On May 21, 2025, the Washington Suburban Sanitary Commission (WSSC) adopted revisions to the Temporary Water Bill Amnesty Program to further assist income-eligible customers with delinquent water/sewer bills. The current program runs through June 30, 2025. The program has been extended to run from July 1, 2025 to October 31, 2025.

Under the revised Temporary Amnesty Water Bill Program, WSSC will grant immediate bill credits for eligible customers who pay a percentage of their delinquency and who remit the balance of the delinquency within 12 months.

The regulation also provides incentives for other customers. For more information visit www.wsscwater.com/getcurrent.

The **EFFECTIVE DATE OF THE REVISED TEMPORARY AMNESTY PROGRAM IS JULY 1, 2025.**

149827 (5-29)

Public Notice
WSSC Water Adopts Procedures for Payments
Owed by the Commission

On May 21, 2025, the Washington Suburban Sanitary Commission (WSSC) adopted Chapter 5.25 of the WSSC Code of Regulations titled “Procedures for Payments Owed by the Commission”.

Chapter 5.25 establishes a system of requirements for the payment of invoices to ensure transparency and public confidence in the manner in which Commission payments are made. It also serves to ensure payments are processed accurately and within the outlined guidelines.

THE EFFECTIVE DATE OF THE REGULATION IS June 30, 2025.
The regulation can be viewed at wsscwater.com/paymentsowed.

149831 (5-29)

LEGALS

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

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

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

You must reclaim these vehicles by: 6/9/2025.

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

ANDREWS AUTO TOWING RECOVERY AND HAULING 2907 SUITE A RICHIE ROAD DISTRICT HEIGHTS, MD 20747 301-773-7535				
2005 CADILLAC	STS	MD	9EN7138	1G6DC67A550188244

CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500				
2005 FORD	EXPLORER			1FMZU75W65Y891789
2004 LEXUS	RX330	LA	453129	JTJGA31U240021062
2010 DODGE	RAM1500	MD	T1422904	1D7RV1CT3AS167467

J & J TOWING 8545 DELANO ROAD CLINTON, MD 20735 301-568-3284				
2008 AUDI	A4	VA	TLV3591	WAUDEF78E98A058569
2009 VOLKSWAGEN	JETTA	VA	TJV9800	3VWRM71KX9M137989

J&L TOWING AND RECOVERY 8225 GREY EAGLE DRIVE UPPER MARLBORO, MD 20772 301-574-0065				
2012 HONDA	ODYSSEY	MD	2FL4917	5FNRL5H9XCB002908
2016 LEXUS	NX 200			JTJBARBZ6G2071110
2019 HYUNDAI	ELANTRA			5NPD84LFXKH418461

JD TOWING 2817 RITCHIE RD FORESTVILLE, MD 20747 301-967-0739				
2003 NISSAN	MAXIMA	VA	TTB4614	JN1DA31A63T409567
2001 MERCEDDS-BENZ	ML430	PA	9100702	4JGAB72E41A270923

METROPOLITAN TOWING INC 8005 OLD BRANCH AVE CLINTON, MD 20735 (301) 568-4400				
2011 HONDA	CIVIC	VA	TBW6632	19XFA1F89BE023099
2000 FORD	EXPEDITION		2BA2417	1FMPU18L3YL033123
2017 TOYOTA	PRIUS	MD	7GN1754	JTDKARFU8H13531011
1997 HONDA	PRELUDE	MD	760L78	JHMBB6141V0C15859
2012 BUICK	LACROSSE			1G4GD5E9RCF216336
2002 ACURA	RSX	MD	2GB5909	JH4DC53812C037629
2007 INFINITI	M35			JNKAY01F97M450487
2007 GMC	YUKON	VA	UBX7569	1GKFK66807J295906
2003 TOYOTA	MATRIZ			2T1KR32E83C061809
2004 MERCEDDS-BENZ	C320			WDBRF64JX4F491304
2017 KIA	SOUL	MD	5FM6444	KNDJF3A50H1471858

149833	(5-29)
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NOTICE OF PUBLIC HEARING

TOWN OF BLADENSBURG, MARYLAND

(Tax Exempt Lands, Located Generally West and South of the Present Municipal Boundaries of the Town of Bladensburg)

NOTICE is hereby given by the Mayor and Council of the Town of Bladensburg, Maryland that on May 12, 2025 Annexation Resolution No. 03-2025 (the “Resolution”), known as the Phase 5 (2025) Extension was introduced and read at a regular/special meeting of the Council of the Town of Bladensburg (the “Town Council”) proposing and recommending that the boundaries of the Town of Bladensburg be changed so as to annex to and include within the boundaries of the Town all that certain area of land therein identified as:

FOR THE ANNEXATION OF CERTAIN TAX-EXEMPT OR OTHER PUBLICLY OWNED REAL PROPERTY LOCATED GENERALLY SOUTH AND WEST OF THE PRESENT CORPORATE LIMITS OF THE TOWN OF BLADENSBURG INCLUDING APPROXIMATELY FIVE PARCELS LOCATED AT OR NEAR BLADENSBURG WATERFRONT PARK ALONG THE ANACOSTIA RIVER, WHICH IS A TOTAL OF 31.032 ACRES OF LAND, MORE OR LESS, AS FURTHER DESCRIBED BELOW IN THIS ANNEXATION PLAN AND SAID RESOLUTION.

The Resolution was initiated by the Town Council pursuant to §4-403 of the LG Art., of Md. Ann. Code. NOTICE is further hereby given by the Mayor and Council that it will hold a **PUBLIC HEARING** on said Resolution and the said annexation therein proposed and recommended on:

Monday, July 14, 2025
at or about 6:00 o’clock P.M.
at 4229 Edmonston Road, Bladensburg, MD 20710

and that all interested persons are invited to attend said public hearing and present their views.

Conditions of proposed annexation are as follows:

- The Town shall pay the costs in regard to said annexation, and all adventuring, professional consultant and legal expenses related to the annexation. The owners of assessable and taxable property within the Annexation Property, if any, shall begin paying municipal property taxes immediately or within the upcoming fiscal year, as permitted by law. Currently all or a portion of real property located within the Annexation Area appears to be non-taxable and thereby is not now or in the immediate future may be subject to the municipal tax on real property.
- The Town will require that all necessary infrastructure and improvements, including, but not limited to, roads, stormwater management, sewer expansion and/or extensions and utility delivery systems, and all other facilities necessary to serve the proposed use shall be installed in accordance with sound engineering principles, and shall be subject to location, design, and construction approvals by the County and other applicable agencies.
- Certain municipal services will be available to the Annexation Property upon annexation, subject to compliance with the Annexation Resolution and consistent with the Annexation Plan. Services not currently available will be extended to the Annexation Property in accordance with the aforesaid documents.

In accordance with the Local Government Article, §4-406, of the Annotated Code of Maryland (the “Maryland Code”), this Notice shall be published four (4) times, at consecutive weekly intervals, beginning on or about May 22, 2025.

Notice is further hereby given by the Town Council that following such public hearing, the Town Council is empowered by law to enact said Resolution and, if so enacted, the Resolution provides that it shall take effect upon the forty-sixth (46th) day following passage, and that said resolution is further subject within such period to a Petition for Referendum by qualified voters of the municipality pursuant to the requirements of the Local Government Article, §4-409, *et seq.* of the Maryland Code.

The Resolution, including and together with the exhibits, plats and/or the map entitled a “Annexation Exhibit Anacostia Waterfront, Prince George’s County, Maryland” dated March 31, 2025 (Scale 1” = 500’ – Sheet 1 of 1) prepared by Kevin Norris Surveying, LLC and certified by Kevin S. Norris, Professional Land Surveyor (No. 21115) bearing his professional seal, which is referenced and attached to said Resolution, and a metes and bounds description of the lands which are the subject of the annexation, and a proposed Annexation Plan are all incorporated by reference herein and are available for inspection at the Bladensburg municipal building located at 4229 Edmonston Road, Bladensburg, MD 20710 during regular office hours. Please consult all items or exhibits referenced and/or incorporated herein for an accurate and more detailed description of the Annexation Property.

By Authority of:
The Honorable Takisha D. James, Mayor, Town of Bladensburg, Maryland

149740 (5-22,5-29,6-5,6-12)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED REAL PROPERTY

1906 ARDLYN COURT
BOWIE, MD 20716

By authority conferred in a Deed of Trust dated March 14, 2006 and recorded in Liber 25418, Folio 16, with the Land Records of Prince George's County, Maryland, and the original principal balance of \$254,500.00, and interest rate of 6.300%, default having occurred thereunder, the Substitute Trustees will sell, public auction, the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex]—If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits on.

JUNE 3, 2025 AT 11:30 AM

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

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

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

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

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

www.tidewaterauctions.com



LEGALS

LEGALS

West Hwy, Ste 400
esda, MD 20814
1-986-9600

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE OF APPOINTMENT

OWN HEIRS
NOTICE T
INTERESTED

FLORINE A. GREENBERG
AKA: FLORINE ALEXANDRIA
GREENBERG

Notice is given that Michael Lawrence Kabik, whose address is 11550 Old Georgetown Rd, Apt 1035, North Bethesda, MD 20852, was on February 13, 2025 appointed Personal Representative of the estate of Florine A. Greenberg AKA: Florine Alexandria Greenberg who died on

IN THE ESTATE OF
**LAVERNE MIDDLETON
BRANCH**

Notice is given that Katrina Branch, whose address is 1223 Larchmont Avenue, Capitol Heights, Maryland 20743, was on May 16, 2025 appointed Personal Representative of the estate of LAVERNE MIDDLETON BRANCH who died on January 26, 2025 without a will.

can be obtained by reviewing the estate file in the office of

by contacting the personal representative or the attorney.

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

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

CERETA A. LEE

20773-1729

<u>149767</u>	<u>(5-29,6-5,6-12)</u>	<u>149768</u>	<u>(5-29,6-5,6-12)</u>
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KATRINA BRANCH
Personal Representative

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

Estate No. 137403

149768 (5-29,6-5,6-12

T H E P R I N C E G E O R G E ' S P O S T
Call 301-627-0900
Fax 301-627-6260

LEGALS

TOWN OF COLMAR MANOR
NOTICE OF PASSED ORDINANCE

The Mayor and City Council of the Town of Colmar Manor, Maryland, passed Ordinance O-07-2025 on May 20, 2025.

ORDINANCE NO. O-07-2025

2025-2026 ANNUAL BUDGET AND LEVY

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF COLMAR MANOR, MARYLAND TO ESTABLISH A BUDGET AND LEVY FOR THE TOWN OF COLMAR MANOR FOR THE FISCAL YEAR BEGINNING JULY 1, 2025 AND FULLY ENDING JUNE 30, 2026.

This ordinance will take effect on 07/01/2025.

149834(5-29)

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

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

The proposed amendments generally include the following:

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

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

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

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

LEGALS

AWBF LAW, P.C.
ATTORNEYS AND COUNSELORS AT LAW
1401 Rockville Pike, Suite 650
Rockville, MD 20852
TELEPHONE (301) 738-7657
TELECOPIER (301) 424-0124

SUBSTITUTE TRUSTEES' SALE OF VALUABLE
IMPROVED REAL ESTATE
Improved by premises known as
15900 PERKINS LANE, BOWIE, MD 20716

By virtue of the power and authority contained in a Deed of Trust from REBECCA LOPEZ-DUPREY and JAVIER NUNIEZ, dated July 31, 2019 and recorded in Liber 42537 at Folio 466 among the land records of PRINCE GEORGE’S COUNTY, Maryland, upon default and request for sale, the undersigned trustees will offer for sale at public auction in front of the Main Street entrance to the Duval Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 6, 2025 AT 3:00 P.M.

all that property described in said Deed of Trust as follows:

ALL that certain lot, parcel or tract of land, situate and lying in the City of Bowie, County of Prince George’s, State of Maryland, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Numbered Seven (7) in block Numbered Forty-Two (42), in the Subdivision known as "Pointer Ridge at Belair Village Section 25", as per Plat thereof recorded among the Land Records of Prince George’s County, Maryland in Plat Book WWW 74, Page 8.

Property address: 15900 Perkins Lane, Bowie, MD 20716
Parcel ID#: 07-0734160

Said property is improved by **A Dwelling and Is SOLD IN "AS IS CONDITION"**

TERMS OF SALE: A deposit of \$15,000.00 in the form of cash, certified check, or in any other form suitable to the substitute Trustees in their sole discretion, shall be required at the time of sale. The balance of the purchase price with interest at 3.75% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

Adjustments on all taxes, public charges and special or regular assessments will be made as of the date of sale and thereafter assumed by purchaser.

Front Foot Benefit charges are to be adjusted for the current year to date of sale and assumed thereafter by the purchaser. Title examination, conveyancing, state revenue stamps, transfer taxes and all other costs incident to settlement are to be paid by the purchaser. Time is of the essence for the purchaser, otherwise the property will be resold at the risk and cost of the defaulting purchaser. The purchaser agrees to pay the Substitute Trustees fees plus all costs incurred if the Substitute Trustee have filed the appropriate pleadings with the Court to resell the property. Purchaser waives personal service of any paper filed with the court in connection with such motion and any Show Cause Order issued by the Court and expressly agrees to accept service of any such paper or Order by certified mail and regular mail sent to the address provided by the purchaser and as recorded on the documents executed by purchaser at the time of the sale. Service shall be deemed effective upon the purchaser 3 days after postmarked by the United States Post Office. It is expressly agreed by the purchaser that actual receipt of the certified mail is not required for service to be effective. If the purchaser fails to go to settlement the deposit shall be forfeited to the Substitute Trustee and all expenses of this sale (including attorney fees or full commission on the gross sales price of the sale) shall be charged against and paid from the forfeited deposit. In the event of resale the defaulting purchaser shall not be entitled to any surplus proceeds or profits resulting from any resale of the property regardless of any improvements made to the real property.

In the Event this property is sold and for any reason the sale is not ratified the liability of the Substitute Trustees shall be limited to a refund of the deposit. Upon refund of the deposit the purchaser shall have no further claim against the Substitute Trustees either at law or in equity.

JEREMY K. FISHMAN, SAMUEL D. WILLIAMOWSKY,
and ERICA T. DAVIS,
Substitute Trustees, by virtue of Instrument recorded among the land records of Prince George’s County, Maryland

Brenda DiMarco, Auctioneer
14804 Main Street
Upper Marlboro, MD 20772
Phone#: 301-627-1002
Auctioneer's Number # A000580

149645(5-22,5-29,6-5)

LEGALS

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

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

2111 GLENDORA DRIVE
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated March 6, 2008 and recorded in Liber 29517, Folio 588, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$307,000.00, and an interest rate of 2.500%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$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 remedy shall be the return of deposit without interest.

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

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

149684(5-22,5-29,6-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

15504 HALL ROAD
BOWIE, MD 20721

By authority contained in a Deed of Trust dated July 10, 2017 and recorded in Liber 39823, Folio 146, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$503,662.00, and an interest rate of 5.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$44,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

149686(5-22,5-29,6-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8414 SNOWDEN LOOP COURT
LAUREL, MD 20708

By authority contained in a Deed of Trust dated July 19, 2011 and recorded in Liber 32925, Folio 137, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$160,669.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

149688(5-22,5-29,6-5)

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LEGALS

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LINTHICUM HEIGHTS, MD 21090
www.cgd-law.com/sales

SUBSTITUTE TRUSTEES’ SALE OF IMPROVED
REAL PROPERTY

9200 EDWARDS WAY, APT 212
HYATTSVILLE, MD 20783

By authority contained in a Deed of Trust dated July 1, 2013 and recorded in Liber 34946, Folio 415, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$145,200.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 2025 AT 11:30 AM

ALL THAT FEE SIMPLE property more fully described in the aforesaid Deed of Trust. The property being sold is a condominium unit and all common elements appurtenant thereto.

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$11,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

149685(5-22,5-29,6-5)

LEGALS

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

SUBSTITUTE TRUSTEES' SALE OF IMPROVED
REAL PROPERTY

8414 SNOWDEN LOOP COURT
LAUREL, MD 20708

By authority contained in a Deed of Trust dated July 19, 2011 and recorded in Liber 32925, Folio 137, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$160,669.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 2025 AT 11:30 AM

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

Terms of Sale: The property will be sold “as is” subject to any conditions, restrictions, easements and agreements of record affecting same with no warranty of any kind. A deposit of \$8,500.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/ HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

149688(5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN ANDREW MYLES SR

Notice is given that Melvina Dorita Burley, whose address is 9302 Westphalia Rd, Upper Marlboro, MD 20774, was on May 13, 2025 appointed Personal Representative of the estate of Melvin Andrew Myles Sr, who died on January 11, 2025 without a will.

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

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

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

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

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

MELVINA DORITA BURLEY Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137319	
149771	(5-29,6-5,6-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH IHEANACHO MPAMAUGO

Notice is given that Ikechukwu Stanley Mpamaugo, whose address is 11923 Autumnwood Ln, Fort Washington, MD 20744-6063, and Regina N Michael, whose address is 11923 Autumnwood Ln, Fort Washington, MD 20744-6063, were on February 11, 2025 appointed Co-Personal Representatives of the estate of Joseph Iheanacho Mpamaugo, who died on January 21, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 11th day of August, 2025.

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

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

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

IKECHUKWU STANLEY MPAMAUGO REGINA N MICHAEL Co-Personal Representatives	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 136285	
149774	(5-29,6-5,6-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALEETA WILLIAMS

Notice is given that Christina E Stewart, whose address is 11408 Walpole Court, Bowie, MD 20720, was on February 26, 2025 appointed Personal Representative of the estate of Aleeta Williams, who died on January 25, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th day of August, 2025.

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

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

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

CHRISTINA E STEWART Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 136458	
149772	(5-29,6-5,6-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMETT LLOYD FOWLER IV

Notice is given that Donja Lynn Fowler, whose address is 14974 Grace Keller Drive, Waldorf, MD 20601, was on November 14, 2024 appointed personal representative of the small estate of Emmett Lloyd Fowler IV who died on October 27, 2024 without a will.

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

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

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

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

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

DONJA LYNN FOWLER Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 135441	
149792	(5-29)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
ELISABETH SALCHOW**
Estate No.: 131615

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Perry Becker for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 14, 2025 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250	
149751	(5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILHEMENIA DORSEY

Notice is given that Ricardo Welch Jr, whose address is 5500 Aerial Pl, Frederick, MD 21703, was on May 12, 2025 appointed Personal Representative of the estate of Wilhemenia Dorsey who died on January 19, 2025 with a will.

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

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

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

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

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

RICARDO WELCH JR Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 136430	
149773	(5-29,6-5,6-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LARRY E FLAGG

Notice is given that Beverly Flagg, whose address is 4304 Tavern Green Lane, Bowie, MD 20720, was on January 10, 2025 appointed personal representative of the small estate of Larry E Flagg who died on September 23, 2024 without a will.

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

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

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

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

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

BEVERLY FLAGG Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 135932	
149793	(5-29)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
ELISABETH SALCHOW**
Estate No.: 131615

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Christie Cardinale for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 14, 2025 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250	
149752	(5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANNIE MAE SMITH

Notice is given that LESONYA MARIE JOHNSON, whose address is 1914 Lakewood St, Suitland, MD 20746-1411, was on May 14, 2025 appointed Personal Representative of the estate of Annie Mae Smith who died on March 22, 2025 with a will.

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

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

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

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

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

LESONYA MARIE JOHNSON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 137294	
149775	(5-29,6-5,6-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
YVONNE BRAUER

Notice is given that Robert Thompson, whose address is 3810 72nd Ave, Hyattsville, MD 20784-2602, was on October 16, 2024 appointed personal representative of the small estate of Yvonne Brauer who died on September 20, 2024 without a will.

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

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

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

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

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

ROBERT THOMPSON Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 135137	
149794	(5-29)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
SIDNEY EDWARD BANKS, SR.**
Estate No.: 135386

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Chauntye Banks for judicial probate of the will dated 02/28/2024 with interlineation and for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 28, 2025 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250	
149753	(5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MYRA R EDWARDS

Notice is given that Janelle Ryan-Colbert, whose address is 3060 Mitchellville Rd Ste 218, Bowie, MD 20716-3975, was on May 13, 2025 appointed Personal Representative of the estate of Myra R Edwards, who died on March 10, 2024 without a will.

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

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

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

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

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

JANELLE RYAN-COLBERT Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 132801	
149776	(5-29,6-5,6-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRENDA LEE KAMPERIN

Notice is given that Kenneth Wayne Corker Jr., whose address is 120 Glade Blvd, Walkersville, MD 21793-8121, was on November 20, 2024 appointed personal representative of the small estate of Brenda Lee Kamperin who died on October 05, 2024 without a will.

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

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

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

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

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

KENNETH WAYNE CORKER JR. Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 135506	
149795	(5-29)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
LYDIA RENEE WATSON-POLK**
Estate No.: 136341

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by Orhan K. Omer for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 14, 2025 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250	
149754	(5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JOHNATHAN ALEXANDER
HARKNESS**

Notice is given that Ruby Seabrooks, whose address is 10249 Prince Pl Apt 12, Upper Marlboro, MD 20774-1117, was on May 13, 2025 appointed Personal Representative of the estate of Johnathan Alexander Harkness, who died on June 15, 2024 without a will.

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

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

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

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

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

RUBY SEABROOKS Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 134389	
149777	(5-29,6-5,6-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SEAN D CRAWFORD

Notice is given that Saneec Crawford, whose address is 2300 Benton Ct, District Heights, MD 20747, was on February 28, 2025 appointed personal representative of the small estate of SEAN D CRAWFORD who died on January 19, 2025 without a will.

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

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

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

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

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

SANEEC CRAWFORD Personal Representative	
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	
Estate No. 136510	
149796	(5-29)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
SANDRA M. GREEN**
Estate No.: 135585

**NOTICE OF
JUDICIAL PROBATE**
To all Persons Interested in the above estate:
You are hereby notified that a petition has been filed by James W. Green for judicial probate for the appointment of a personal representative.
A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on **July 15, 2025 at 10:30 A.M.**
This hearing may be transferred or postponed to a subsequent time. Further information may be obtained by reviewing the estate file in the Office of the Register of Wills.

REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY CERETA A. LEE P.O. Box 1729 UPPER MARLBORO, MD 20773-1729 PHONE: (301) 952-3250	
149755	(5-29,6-5)

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LEGALS

The Law Office of
Samantha Granderson
Samantha Granderson, Esquire
4450 Mitchellville Road, #1244
Bowie, Maryland 20716
301-615-9520

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES LEON HOUGH

Notice is given that Valerie Hough Cromartie, whose address is 3621 Celeste Bruce Cir, Bowie, MD 20721, was on May 12, 2025 appointed Personal Representative of the estate of James Leon Hough, who died on January 19, 2023 without a will.

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

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

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

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

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

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

VALERIE HOUGH CROMARTIE
Personal Representative

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

Estate No. 136562
149765 (5-29,6-5,6-12)

LEGALS

Jay Lazrus Esq.
PO Box 4783
Silver Spring, MD 20914
301-384-9579

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICKY L WOOTEN

Notice is given that Wanda Wooten, whose address is 557 Bolin Terr, Upper Marlboro, MD 20774, was on February 19, 2025 appointed Personal Representative of the estate of Ricky L. Wooten who died on November 22, 2023 with a will.

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

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

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

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

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

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

WANDA WOOTEN
Personal Representative

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

Estate No. 135611
149764 (5-29,6-5,6-12)

LEGALS

Jordana E. Guzman, Esq
5300 Dorsey Hall Drive Suite 101
Ellicott City, MD 21042
443-360-0066

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALFRED WADE BOYKIN JR

Notice is given that Alfred Boykin III, whose address is 915 Ray Rd, Hyattsville, MD 20783, was on March 31, 2025 appointed Personal Representative of the estate of Alfred Wade Boykin Jr who died on January 11, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of September, 2025.

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

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

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

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

ALFRED BOYKIN III
Personal Representative

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

Estate No. 136832
149711 (5-22,5-29,6-5)

LEGALS

Patrick M. Smith
Attorney-At-Law
7412 Baltimore Annapolis Blvd.
Glen Burnie, MD 21061
410-761-1700

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MISATO VON SPRECKELSEN

Notice is given that Todd E. Gardner, whose address is 4822 Briercrest Court, Bowie, Maryland 20720, was on November 25, 2024 appointed personal representative of the small estate of Misato Von Spreckelsen who died on February 20, 2024 with a will.

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

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

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

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

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

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

TODD E. GARDNER
Personal Representative

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

Estate No. 135415
149760 (5-29)

LEGALS

Paul R Rivera, Esq
(Attorney for Petitioner)
PO Box 394
Rockville, MD 20848
301-949-6367

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NIEVE LUISA HERNANDEZ

Notice is given that Elvis R. Hernandez, whose address is 213 N. 8th Street, Vineland, NJ 08360-3804, was on December 11, 2024 appointed Personal Representative of the estate of Nieve Luisa Hernandez, who died on April 26, 2021 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 11th day of June, 2025.

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

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

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

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

ELVIS R. HERNANDEZ
Personal Representative

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

Estate No. 121957
149763 (5-29,6-5,6-12)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**JENNIFER MCDONNELL
AKA: JENNIFER MARAGET
MCDONNELL**

Notice is given that Clare E McDonnell, whose address is 8439 Bussenius Rd, Pasadena, MD 21122-4607, was on December 16, 2024 appointed Personal Representative of the estate of Jennifer McDonnell who died on August 30, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th day of June, 2025.

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

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

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

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

CLARE E MCDONNELL
Personal Representative

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

Estate No. 135726
149709 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Notice is given that Hannah M Garland, whose address is 13907 Silverdust Lane, Chester, VA 23836, was on March 10, 2025 appointed Personal Representative of the estate of LASHANTA MEANS who died on February 9, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of September, 2025.

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

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

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

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

HANNAH M GARLAND
Personal Representative

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

Estate No. 136598
149712 (5-22,5-29,6-5)

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BEVERLEE ANDERSON LEE

Notice is given that Aimee Kathryn Marie Harmelink, whose address is 5447 Wind Mountain Lane, Raleigh, NC 27613, and Matthew Lee, whose address is 1514 East Midland Trail, Lexington, VA 24450, and Andrew Lee, whose address is 114 Ash Street, Hopkinton, MA 01748, were on April 10, 2025 appointed Co-Personal Representatives of the estate of Beverlee Anderson Lee who died on December 26, 2024 with a will.

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

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

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

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

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

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

**AIMEE KATHRYN MARIE HARMELINK
MATTHEW LEE
ANDREW LEE**
Co-Personal Representatives

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

Estate No. 136729
149719 (5-22,5-29,6-5)

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LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Edward W. Davis and Grace V. Davis
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001230

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 18,396.24. The property sold herein is One 315,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149675 (5-22,5-29,6-5)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Dorithia Akins and Patricia Ferrell
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001233

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 53,489.67. The property sold herein is One 471,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149676 (5-22,5-29,6-5)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Gregory Rountree and Regina Sharon Rountree
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001239

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$117,393.97. The property sold herein is One1,162,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149677 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Jeffrey Willis and Charlynn A. Willis
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001240

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 56,032.13. The property sold herein is One 566,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149678 (5-22,5-29,6-5)

LEGALS

Kimberly L. Battaglia, Esquire
Pessin Katz Law P.A.
901 Dulaney Valley Rd, Ste 500
Towson, MD 21204
410-938-8715

NOTICE OF APPOINTMENT NOTICE TO CREDITORS NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF ROBERT H. PELL, JR.

Notice is given that Helen M. Smith, whose address is 901 Dulaney Valley Road, Ste 500, Towson, Maryland 21204, was on May 8, 2025 appointed Personal Representative of the estate of Robert H. Pell, Jr., who died on February 18, 2025 without a will.

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

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

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

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

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

HELEN M. SMITH
Personal Representative
CERETA A. LEE
REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136989
149721 (5-22,5-29,6-5)

LEGALS

ORDER OF PUBLICATION

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

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

7803 BELLE POINT DR. GREEN-BELT, MD 20770

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

Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George’s County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

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

PHASE 4
and assessed to SHONAR BANGLA INC.

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

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

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

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

Belle Point Office Park Condominium, A Condominium Subdivision of Part of Parcel B-Belle Point” as per plat recorded in Plat Book NLP 153 at Plats 20-21, said residue containing per assessment 1.2248 acres more or less.

and assessed to SHONAR BANGLA INC.
(the "Property").

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

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

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

True Copy—Test:
Mahasin El Amin, Clerk
149610 (5-15,5-22,5-29)

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LEGALS

ORDER OF PUBLICATION

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

Mark H Saunders
Defendants

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774

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

and
Any and all persons having or claiming to have any interest in the property and premises situate, lying and being in the County of Prince George’s County, Maryland (for Maryland Annotated Code 14-1836(b)(1)(v) purposes only)
and

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774, District 07, described as follows:

1.0000 Acres. & Imps.

and assessed to SAUNDERS MARK H.

In the Circuit Court for Prince George’s County, Maryland Case No: C-16-CV-24-005506

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

17406 CLAGETT LANDING RD, UPPER MARLBORO, MD 20774 in Prince George’s County, Maryland, described as:

1.0000 Acres. & Imps.

and assessed to SAUNDERS MARK H

(the "Property").

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

It is thereupon this 12th day of May, 2025, by the Circuit Court for Prince George’s County, ORDERED that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County once a week for three (3) successive weeks, warning all persons interested in the Property to appear in this Court by the 15th day of July, 2025, and redeem the Property and answer the Complaint, or thereafter a final judgment will be entered foreclosing all rights of redemption in the Property and vesting in the Plaintiff title to the Property free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149654 (5-15,5-22,5-29)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Martina Y. Carter and Nayhara T. Alexander
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001242

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 49,196.98. The property sold herein is One 500,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149679 (5-22,5-29,6-5)

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Julius M. Riddick
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001236

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 66,474.34. The property sold herein is One 841,000/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149680 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
Amanda McCobb, Alice C. McCobb and Patrick G McCobb
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001241

NOTICE is hereby given this 12th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 12th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 12th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 94,395.57. The property sold herein is One 1,000,000/330,785,000 fractional fee simple undivided Designated Vacation Ownership Interest (the “Designated VOI”) in the 16 Standard VOI Units numbered 307, 407, 507, 607, 622, 1001, 1002, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1021, and 1022 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149681 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., As-signee,
Plaintiff
v.
JULIETTE J. BLAIZE
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001207

NOTICE is hereby given this 13th day of May, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings made and reported by Daniel C. Zickefoose, Assignee, be RATIFIED AND CONFIRMED unless cause to the contrary thereof be shown on or before the 13th day of June, 2025 provided, a copy of this order be inserted in a newspaper printed in said County, once in each of three successive weeks before the 13th day of June, 2025.

The Report of Sale states the amount of the foreclosure sale to be \$ 48,732.19. The property sold herein is One 374,500/2,855,944,500 fractional fee simple undivided Standard Vacation Ownership Interest in the 216 Standard VOI Units numbered 201-217, 301-306, 308, 309-327, 401-406, 408-427, 501-506, 508-527, 601-606, 608-621, 623-627, 701-706, 708-721, 723-727, 801-806, 808-821, 823-827, 901-921, 923-927, 1003, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018-1020, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120 that are situate within the one Timeshare Unit (as defined in Section 1.46 of the Master Condominium Declaration) located in Building Q, Parcel No. Seventeen of National Harbor Community, 250 Mariner Passage, National Harbor, MD 20745 as tenants in common with the other undivided interest owners of the aforesaid Standard VOI Units in Capital Cove at National Harbor, a Condominium (the "Timeshare Project") as described in "Declaration of Condominium for Capital Cove at National Harbor, a Condominium" dated September 11, 2009 and recorded September 25, 2009 among the Land Records of Prince George’s County, Maryland ("Land Records") in Liber 31006, folio 457 et seq., (the "Declaration") with one or more plats attached (the "Plats"), (the Declaration and the Plats, collectively, the "Timeshare Declaration").

MAHASIN EL AMIN
Clerk of the Circuit Court for Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149682 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN BRUMMITT-KING

Notice is given that CHICKO DE-BOISE, whose address is 3401 Inverwood Ln, Bowie, MD 20721-2845, was on May 9, 2025 appointed Personal Representative of the estate of Evelyn Brummitt-King, who died on May 3, 2025 without a will.

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

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

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

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

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

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

CHICKO DEBOISE
Personal Representative

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

Estate No. 137313

149778	(5-29,6-5,6-12)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AQUILLA ST. JOHN RUCKER

Notice is given that Asia Hall, whose address is 7505 Greer Drive, Fort Washington, MD 20744, was on May 14, 2025 appointed Personal Representative of the estate of Aquilla St. John Rucker, who died on October 20, 2024 without a will.

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

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

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

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

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

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

ASIA HALL
Personal Representative

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

Estate No. 136747

149779	(5-29,6-5,6-12)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JACKIE W PARKER

Notice is given that Beverly Parker, whose address is 22551 Cabin Branch Ave Apt. 1402, Clarksburg, MD 20871, was on May 15, 2025 appointed Personal Representative of the estate of Jackie W Parker, who died on December 6, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 15th day of November, 2025.

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

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

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

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

BEVERLY PARKER
Personal Representative

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

Estate No. 137112

149780	(5-29,6-5,6-12)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CHARLES FLOYD ADAMS

Notice is given that Earline Adams, whose address is 5111 Boydell Ave, Oxon Hill, MD 20745, was on March 10, 2025 appointed Personal Representative of the estate of Charles Floyd Adams, who died on November 8, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of September, 2025.

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

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

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

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

EARLINE ADAMS
Personal Representative

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

Estate No. 136377

149781	(5-29,6-5,6-12)
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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOELLA ROBERTS

Notice is given that Norlith Roberts, whose address is 13203 Hampton Farm Lane, Brandywine, MD 20613, was on March 11, 2025 appointed Personal Representative of the estate of Joella Roberts, who died on August 4, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 11th day of September, 2025.

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

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

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

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

NORLITH ROBERTS
Personal Representative

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

Estate No. 135259

149782	(5-29,6-5,6-12)
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NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT LLOYD SR

Notice is given that Robert Lloyd Jr, whose address is 1514 1st St SW Apt 22, Washington, DC 20024-3422, was on May 16, 2025 appointed Personal Representative of the estate of Robert Lloyd Sr, who died on March 10, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 16th day of November, 2025.

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

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

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

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

ROBERT LLOYD JR
Personal Representative

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

Estate No. 137219

149783	(5-29,6-5,6-12)
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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BRANDON ANTHONY SMALL

Notice is given that Antoinette Johnson, whose address is 1605 Fairlakes Place, Mitchellville, MD 20721, was on August 03, 2022 appointed personal representative of the small estate of BRANDON ANTHONY SMALL who died on February 14, 2021 without a will.

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

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

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

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

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

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

ANTOINETTE JOHNSON
Personal Representative

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

Estate No. 126037

149797	(5-29)
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SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRIETTA TATE

Notice is given that Tonise Ogunjobi, whose address is 1320 Congress St, SE Apt 2, Washington, DC 20032-5048, was on April 14, 2025 appointed personal representative of the small estate of HENRIETTA TATE who died on March 01, 2025 without a will.

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

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

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

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

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

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

TONISE OGUNJOBI
Personal Representative

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

Estate No. 137038

149798	(5-29)
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SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES FOSTER

Notice is given that Carla Foster, whose address is 9200 Geaton Park Pl, Lanham, MD 20706-2681, was on April 14, 2025 appointed personal representative of the small estate of JAMES FOSTER who died on January 10, 2025 without a will.

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

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

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

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

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

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

CARLA FOSTER
Personal Representative

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

Estate No. 137035

149799	(5-29)
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SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL EDWARD MOORE

Notice is given that Donald Moore, whose address is 602 Artisan Way, Martinsburg, WV 25401-2999, was on September 25, 2024 appointed personal representative of the small estate of MICHAEL EDWARD MOORE who died on August 18, 2024 without a will.

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

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

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

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

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

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

DONALD MOORE
Personal Representative

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

Estate No. 134898

149800	(5-29)
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SMALL ESTATE
NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOAQUINA MAULEG
BRAITHWAITE

Notice is given that Dorita E Braithwaite, whose address is 7502 Foxcroft Ct, Clinton, MD 20735-3022, was on October 03, 2024 appointed personal representative of the small estate of JOAQUINA MAULEG BRAITHWAITE who died on August 23, 2024 without a will.

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

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

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

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

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

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

DORITA E BRAITHWAITE
Personal Representative

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

Estate No. 135017

149801	(5-29)
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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THEODORE PERCY COLE

Notice is given that Carlos Taylor, whose address is 42155 Saint Johns Rd, Leonardtown, MD 20650, was on October 16, 2024 appointed personal representative of the small estate of THEODORE PERCY COLE who died on September 10, 2024 without a will.

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

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

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

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

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

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

CARLOS TAYLOR
Personal Representative

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

Estate No. 135128

149802	(5-29)
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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALICE L BARBER

Notice is given that James Barber, whose address is 8304 Dyson Rd, Brandywine, MD 20613, was on May 14, 2025, appointed personal representative of the small estate of ALICE L BARBER who died on October 01, 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 persons having any objection to the appointment shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

JAMES BARBER
Personal Representative

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

Estate No. 137365

149815(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KERRY ALEXANDRIA COLBERT

Notice is given that Sharon Colbert, whose address is 6502 Lake Park Drive, Greenbelt, MD 20770, was on March 27, 2023, appointed personal representative of the small estate of KERRY ALEXANDRIA COLBERT who died on February 15, 2023 without a will.

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

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

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

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

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

SHARON COLBERT
Personal Representative

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

Estate No. 128534

149816(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ERNEST LEE WAITERS
AKA: ERNEST LEE WAITERS JR

Notice is given that Aaquor Moses, whose address is 9925 Marshall Corner Rd, White Plains, MD 20695-2824, was on September 10, 2024, appointed personal representative of the small estate of ERNEST LEE WAITERS who died on May 14, 2024 without a will.

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

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

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

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

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

AAQUOR MOSES
Personal Representative

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

Estate No. 133900

149817(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DIANE LUCKEY

Notice is given that Johnny Luckey, whose address is 527 Wilson Bridge Dr, Apt B1, Oxon Hill, MD 20745-1828, was on January 02, 2025, appointed personal representative of the small estate of DIANE LUCKEY who died on September 30, 2024 without a will.

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

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

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

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

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

JOHNNY LUCKEY
Personal Representative

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

Estate No. 135845

149818(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN ALEXANDER OBRIEN

Notice is given that Timothy O'Brien, whose address is 11109 Belton St, Upper Marlboro, MD 20774, was on May 15, 2025, appointed personal representative of the small estate of JOHN ALEXANDER OBRIEN who died on December 12, 2024 without a will.

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

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

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

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

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

TIMOTHY O'BRIEN
Personal Representative

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

Estate No. 137351

149819(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LORRAINE STERLING

Notice is given that Donald R Sterling, whose address is 5530 Ruxton Dr, Lanham, MD 20706-2536, was on October 22, 2024, appointed personal representative of the small estate of LORRAINE STERLING who died on July 30, 2024 without a will.

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

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

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

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

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

DONALD R STERLING
Personal Representative

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

Estate No. 135150

149820(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN T LOCKE

Notice is given that Tiara Humphrey, whose address is 9106 Capriole Ct, Upper Marlboro, MD 20772-4543, was on May 14, 2025 appointed personal representative of the small estate of JOHN T LOCKE who died on May 05, 2022 with a will.

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

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

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

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

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

TIARA HUMPHREY
Personal Representative

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

Estate No. 132429

149821(5-29)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LITO FRAN PONCE

Notice is given that Magdalena Ponce, whose address is 1114 Westfield Dr, Oxon Hill, MD 20745, was on February 27, 2025 appointed Personal Representative of the estate of Lito Fran Ponce, who died on October 14, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th day of August, 2025.

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

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

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

MAGDALENA PONCE
Personal Representative

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

Estate No. 136484

149784(5-29,6-5,6-12)

THE PRINCE GEORGE’S POST NEWSPAPER

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LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER COFER SR

Notice is given that Philip Cofer, whose address is 8402 Radford Ave, Alexandria, VA 22309-2527, was on May 8, 2025 appointed Personal Representative of the estate of Walter Cofer Sr who died on February 22, 2025 with a will.

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

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

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

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

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

PHILIP COFER
Personal Representative

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

Estate No. 136750

149785(5-29,6-5,6-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES M WASHINGTON JR.

Notice is given that Eugene A Murphy Sr, whose address is 3520 Norwood Ct, Waldorf, MD 20602-1717, was on May 16, 2025 appointed Personal Representative of the estate of James M Washington Jr. who died on April 19, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 16th day of November, 2025.

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

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

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

EUGENE A MURPHY SR
Personal Representative

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

Estate No. 137326

149786(5-29,6-5,6-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES WILLIAM DEAL

Notice is given that Jeffrey Deal, whose address is 7873 Leymar Road, Glen Burnie, MD 21060, was on December 11, 2024 appointed Personal Representative of the estate of James William Deal, who died on September 29, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 11th day of June, 2025.

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

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

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

JEFFREY DEAL
Personal Representative

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

Estate No. 135269

149787(5-29,6-5,6-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELLEN SCOTT

Notice is given that Yolanda Lee, whose address is 8326 Woodyard Rd, Clinton, MD 20735, was on May 15, 2025 appointed Personal Representative of the estate of Ellen Scott who died on December 12, 2018 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 15th day of November, 2025.

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

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

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

YOLANDA LEE
Personal Representative

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

Estate No. 136853

149788(5-29,6-5,6-12)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GREGORY V OLEJNIK

Notice is given that David Oleynik, whose address is 6908 Millwood Rd, Bethesda, MD 20817-6062, was on February 10, 2025 appointed Personal Representative of the estate of Gregory V Oleynik who died on January 9, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 10th day of August, 2025.

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

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

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

DAVID OLEJNIK
Personal Representative

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

Estate No. 136281

149715 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTHONY V WILLIAMS
AKA: ANTHONY VONDELL
WILLIAMS SR, ANTHONY
VONDELL WILLIAMS

Notice is given that Pamela Williams, whose address is 513 Shady Glen Dr, Capitol Heights, MD 20743-3447, was on March 14, 2025 appointed Personal Representative of the estate of Anthony V Williams, who died on October 5, 2024 without a will.

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

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

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

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

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

PAMELA WILLIAMS
Personal Representative

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

Estate No. 135349

149728 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EMMA JEAN FLETCHER-SCOTT
AKA: EMMA J FLETCHER SCOTT

Notice is given that Vanessa S Phillips, whose address is 415 Waltham Dr, Middletown, DE 19709-2195, was on March 19, 2025 appointed Personal Representative of the estate of Emma Jean Fletcher-Scott who died on February 13, 2025 with a will.

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

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

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

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

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

VANESSA S PHILLIPS
Personal Representative

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

Estate No. 136539

149716 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARIO HUMBERTO REYES
RAMOS

Notice is given that Anthony Reyes, whose address is 9509 Caltor Ln, Fort Washington, MD 20744-3720, was on March 19, 2025 appointed Personal Representative of the estate of Mario Humberto Reyes Ramos, who died on October 14, 2024 without a will.

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

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

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

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

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

ANTHONY REYES
Personal Representative

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

Estate No. 136706

149725 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JULIA B. KELLY

Notice is given that Brendan Kelly, whose address is 621 Sheridan Ave, Roselle Park, NJ 07204, was on March 4, 2025 appointed Personal Representative of the estate of Julia B. Kelly who died on January 18, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 4th day of September, 2025.

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

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

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

BRENDAN KELLY
Personal Representative

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

Estate No. 136420

149717 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KEVETTE SETTLES

Notice is given that Howard A Harriston, whose address is 7219 Purple Avens Ave, Upper Marlboro, MD 20772-6311, was on March 27, 2025 appointed Personal Representative of the estate of Kevette Settles, who died on November 19, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 27th day of September, 2025.

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

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

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

HOWARD A HARRISTON
Personal Representative

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

Estate No. 135559

149726 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MINNIE LEE CARTER

Notice is given that Ronald B Carter, whose address is 19356 El-derberry Terr, Germantown, MD 20876, and Valerie C Love, whose address is 7815 Enola St, McLean, VA 22102, were on May 13, 2025 appointed Co-Personal Representatives of the estate of Minnie Lee Carter who died on July 3, 2023 with a will.

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

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

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

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

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

RONALD B CARTER
VALERIE C LOVE
Co-Personal Representatives

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

Estate No. 136953

149718 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PAULINO GOMEZ

Notice is given that Johana Ramos, whose address is 4503 38th Pl, Brentwood, MD 20772-1102, was on March 14, 2025 appointed Personal Representative of the estate of Paulino Gomez, who died on January 6, 2025 without a will.

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

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

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

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

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

JOHANA RAMOS
Personal Representative

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

Estate No. 136098

149727 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NANCY J HARRIS

Notice is given that Renee Richardson, whose address is 1716 Fernwood Dr, Upper Marlboro, MD 20774-2463, was on February 7, 2025 appointed Personal Representative of the estate of Nancy J Harris, who died on January 1, 2023 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 7th day of August, 2025.

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

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

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

RENEE RICHARDSON
Personal Representative

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

Estate No. 132737

149723 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CONSTANCE C ALLEN

Notice is given that Norman Hill, whose address is 8416 Woodyard Rd, Clinton, MD 20735, was on April 9, 2025 appointed Personal Representative of the estate of Constance C Allen, who died on January 29, 2025 without a will.

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

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

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

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

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

NORMAN HILL
Personal Representative

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

Estate No. 136514

149729 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CORRADINO THOMPSON

Notice is given that Danielle Pinkney, whose address is 6808 Walker Mill Rd, Apt 202, Capitol Heights, MD 20743, and Kiaira Gross, whose address is 20100 Rothbury Lane, Unit 3305, Montgomery Village, MD 20886, were on March 31, 2025 appointed Co-Personal Representatives of the estate of Corradino Thompson, who died on February 18, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 30th day of September, 2025.

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

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

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

DANIELLE PINKNEY
KIAIRA GROSS
Co-Personal Representatives

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

Estate No. 136701

149736 (5-22,5-29,6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NEIA MAXINE HERBERT

Notice is given that Dontria Brawner, whose address is 1221 Chapelwood Lane, Capitol Heights, MD 20743, was on May 8, 2025 appointed Personal Representative of the estate of Neia Maxine Herbert, who died on October 7, 2023 without a will.

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

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

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

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

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

DONTRIA BRAWNER
Personal Representative

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

Estate No. 132370

149730 (5-22,5-29,6-5)

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH RICHARD DIXON

Notice is given that Ashley Dixon, whose address is 10523 Coyote HI, Converse, TX 78109-2433, was on April 2, 2025 appointed Personal Representative of the estate of Joseph Richard Dixon, who died on August 31, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 2nd day of October, 2025.

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

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

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

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

ASHLEY DIXON
Personal Representative

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

Estate No. 136855

149734 (5-22,5-29,6-5)

CERISSA M O’NEAL ESQ
9500 Medical Center Dr, Ste 320
Largo, MD 20774-3714
301-459-0400

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior court of the District of Columbia, DC appointed Deborah Ann Lucas Armwood, whose address is 2817 Brentwood Rd, NE, Washington, DC 20018, as the Personal Representative of the Estate of Mildred P. Lucas aka Mildred Patterson Lucas who died on April 29, 2021 domiciled in Washington, DC.

The Maryland resident agent for service of process is Cerissa O’Neal, whose address is 9500 Medical Center Drive, # 320, Largo, MD 20774.

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

MONTGOMERY COUNTY AND
PRINCE GEORGE’S COUNTY

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

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

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

DEBORAH ANN LUCAS ARMWOOD
Foreign Personal Representative

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

Estate No. 137245

149759 (5-29,6-5,6-12)

LEGALS

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

In The Estate Of:
DAVID EMMANUEL KING
Estate No.: 133298

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Deborah E. Baker for judicial probate of the will dated December 16, 2023, with interlineations, and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 14, 2025 at 10:30 A.M.

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

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

149758 (5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HORACE BEVERLY PATRICK

Notice is given that Joyce Patrick Morlin, whose address is 219 - 1211 Village Green Way, Squamish, BC, V8B 0R7 Canada, was on May 1, 2025 appointed Personal Representative of the estate of Horace Beverly Patrick, who died on January 11, 2025 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 1st day of November, 2025.

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

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

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

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

JOYCE PATRICK MORLIN
Personal Representative

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

Estate No. 136836

149735 (5-22,5-29,6-5)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PATRICIA M STEELE

Notice is given that Michele L O’Donnell, whose address is 7005 Jeweled Hand Circle, Columbia, MD 21044, was on February 26, 2025 appointed Personal Representative of the estate of Patricia M Steele who died on January 20, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 26th day of August, 2025.

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

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

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

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

MICHELE L O’DONNELL
Personal Representative

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

Estate No. 136421

149789 (5-29,6-5,6-12)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FRANCIS HOLLEY

Notice is given that Cheryl Holley Clarke, whose address is 1902 Dove Tail Court, Bowie, MD 20721, was on May 14, 2025 appointed Personal Representative of the estate of Francis Holley, who died on February 23, 2013 without a will.

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

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

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

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

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

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

CHERYL HOLLEY CLARKE
Personal Representative

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

Estate No. 135409

149790 (5-29,6-5,6-12)

LEGALS

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

In The Estate Of:
LOUISE S. EVANS
Estate No.: 126594

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Larry Evans for judicial probate of the will dated 05/31/2022 and for the appointment of a personal representative.

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 1, 2025 at 10:30 A.M.

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

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

149756 (5-29,6-5)

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

In The Estate Of:
LAQUAYA MATTHEWS
Estate No.: 129392

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

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

A hearing will be held at 14735 Main Street, Room D4010, Upper Marlboro, MD on July 24, 2025 at 10:30 A.M.

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

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

149757 (5-29,6-5)

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