

LEGALS

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 Paramount 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)

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 Hershkwitz, 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 Hershkwitz 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.

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)

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 Hershkwitz, 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 Hershkwitz 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)

NOTICE

Randy Wright Plaintiff,
vs.

Deborah Wright 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)

LEGALS

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)

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)

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

vs.

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 21,780.0000 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 921,780.0000 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.

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)

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)

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

2428 E ROSECROFT VILLAGE CIRCLE
OXON HILL, MD 20745

By authority contained in a Deed of Trust dated March 28, 2008 and recorded in Liber 30408, Folio 533, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$246,056.00, and an interest rate of 4.963%, 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 24, 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 \$18,000.00 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

149843 (6-5,6-12,6-19)

LEGALS

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2014	Hyundai	Elantra	KMHD35LH6UE219483
2014	Chevy	Malibu	1G11B5SLOEF141067
2006	Honda	Accord	JHMCMS56456C001241
2013	Chevy	Sonic	1G1JC5SH4D4193868
2010	Volvo	XC60	YV4960DZ7A2062481
2012	Mini	Cooper	WMW5V3C52CTY16758
2003	BMW	S30	WBAD1T63403CK37565
2014	Infiniti	Q50	JN1AV7AR6EM700880
2020	Hyundai	Santa Fe	5NMS33AD8LH185664
2013	Kia	Optima	5XXGR4A63DGI16232
2019	Chevy	Impala	2G1105534K9153782
2004	Chevy	Impala	2G1WFP551949179034
2013	Ford	Edge	2FMDK3KC3DBB02140
2008	BMW	X5	5UXFE835X8L167265
2012	Volkswagen	Passat	1VWBP7A33CC107789
2015	Nissan	Altima	1N4AL3AP5FC425588
2015	Chevy	Malibu	1G11C5SL7FF263438
2007	Honda	Accord	1HGCM56407A135199
2009	Acura	TL	19UUA86239A021598
2007	Chrysler	300	2C3KA53G17H682098
2010	BMW	550	WBANW5C58ACT57349
2010	Ford	Expedition	1FMJ1U1G5XAEA48220
2004	Toyota	Sienna	5TDZ2A23C145025854
2003	Toyota	Avalon	4T1BF28B33U283091
2011	Toyota	Yaris	JTDBT4K38B1402313
2016	Buick	Encore	KL4CJCSB3G8B619548
2010	Chrysler	Town&Country	2A4RR5D15AR128359
2013	Nissan	Sentra	3N1AB7AP7DL686035
2022	Honda	Civic	2HGFE1F72NH318826
2012	Kia	Optima	5XXGN4A79CG080839

149904 (6-5)

Town of Landover Hills FY2026 Budget Adoption

On Monday, May 19, 2025, the Landover Hills Town Council adopted Ordinance No. O-02-2025, An Ordinance of the Mayor and Town Council of the Town of Landover Hills, Maryland to adopt a budget for the Fiscal Year 2026 and to establish Real Property and Personal Property Tax Rates for the Town for Fiscal Year 2026. The Town’s real property tax rate will remain the same at \$0.52 per \$100 of assessed valuation and the personal property tax rate will remain the same at \$1.25 per \$100 of assessed valuation. The refuse collection fee increased to \$350.

Projected Revenues			
Taxes	\$1,629,400	Enforcement Fees	\$399,900
Permits / Licenses	\$27,500	Misc. Revenues	\$244,044
Police Grants	\$47,000	Trash User Fees	\$177,100
Transfer from Investments	\$391,649		
Grants	\$197,000	Total Projected Revenue:	\$3,113,593

Projected Expenditures			
Mayor & Council	\$45,840	Public Associations	\$4,230
Administration	\$457,969	Police Department	\$1,281,776
Annexation	\$0	Public Works	\$458,803
Professional Services	\$62,000	Elections	\$0
General Office	\$51,280	General Govt. Insurance	\$12,960
Municipal Building	\$70,880	Trash Collection	\$177,100
Comm. Promotions	\$43,755		
Misc. Grants	\$447,000	Total Projected Expenditures:	\$3,113,593

This legislation shall become effective June 30, 2025, for the fiscal year 2026 (July 1, 2025 – June 30, 2026). A copy of the legislation shall be posted in the Landover Hills Town Hall for thirty (30) days.

149901 (6-5,6-12)

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.

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)

LEGALS

Christine M. Sorge, Esq.
Selzer Gurvitch Attorneys at Law
4416 East West Hwy, Ste 400
Bethesda, MD 20814
301-986-9600

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Florine A. Greenberg
AKA: FLORINE ALEXANDRIA GREENBERG

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
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 March 1, 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 (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:

- (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 LAWRENCE KABIK
Personal Representative

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

Estate No. 136055

149767

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

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

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.

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARL D. JONES

Notice is given that Jason Carl Jones, whose address is 155 Potomac Passage, Unit 621, Oxon Hill, MD 20754, was on April 22, 2025 appointed Personal Representative of the estate of Carl D. Jones who died on December 16, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 22nd day of October, 2025.

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

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

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

JASON CARL JONES
Personal Representative

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LAVERNE MIDDLETON BRANCH

Notice is given that Katrina Branch, whose address is 1223 Larchmont Avenue, Captiol Heights, Maryland 20743, was on May 16, 2025 appointed Personal Representative of the estate of LAV-ERNE MIDDLETON BRANCH, who died on January 26, 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.

KATRINA BRANCH
Personal Representative

Andrew T. White, Esq.
Altman & Associates
11300 Rockville Pike, Suite 708
Rockville, MD 20852
301-468-3220

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Giannina Lynn, Attorney at Law
1008 Pennsylvania Avenue SE
Washington, DC 20003
202-544-2200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
ZACHARIAH N. GRIMES

Notice is given that Yolanda Y. Grimes, whose address is 1614 Erskine St, Hyattsville, MD 20783, was on May 20, 2025 appointed Personal Representative of the estate of Zachariah N. Grimes, who died on July 30, 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 20th day of November, 2025.

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

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

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

YOLANDA Y GRIMES
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)

LEGALS

Elena Sallitto
124 South St, Ste 1
Annapolis, MD 21401
410-268-9246

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

Robb Longman, Esq.
10411 Motor City Dr., Suite 750
Bethesda, MD 20817
240-324-7705

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PYONG AE BROOKS

Notice is given that Andrew Pulsirisaroth, whose address is 4400 Sheriff Rd NE, Washington, DC 20019, was on January 3, 2025 appointed Personal Representative of the estate of Pyong Ae Brooks, who died on November 5, 2024 with a will.

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

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

ANDREW PULSIRISAROTH
Personal Representative

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

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

Michael Paschall
Notice is given that Michael Paschall, whose address is 319 Quackenbos St., NE, Washington, DC 20011, was on May 21, 2025 appointed Personal Representative of the estate of Carlyn Maria Paschall, who died on March 9, 2025 without a will.

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CARLYN MARIA PASCHALL

Notice is given that Michael Paschall, whose address is 319 Quackenbos St., NE, Washington, DC 20011, was on May 21, 2025 appointed Personal Representative of the estate of Carlyn Maria Paschall, who died on March 9, 2025 without a will.

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

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

149887

(6-5,6-12,6-19)

149887

(6-5,6-12,6-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LUIS N GONZALEZ
AKA: LUIS NORBERTO
GONZALEZ

Notice is given that Mary Gonzalez, whose address is 7405 Marlboro Pike, District Heights, MD 20747-4344, was on May 22, 2025 appointed Personal Representative of the estate of Luis N Gonzalez, who died on April 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 22nd 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.

MARY GONZALEZ
Personal Representative

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

Estate No. 137441

149894(6-5,6-12,6-19)

THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND

IN THE MATTER OF:
ANDY VASQUEZ SANCHEZ

Case No. C-16-FM-24-007837

ORDER OF PUBLICATION
BY POSTING

ORDERED, on this 2nd day of June, 2025, by the Circuit Court for Prince George’s County MD:

That the Interested Party, Reina Esmeralda Sanchez, is hereby notified that the Petitioner, has filed a PETITION FOR GUARDIANSHIP OF THE PERSON OF A MINOR and MOTION FOR SPECIAL IMMIGRANT JUVENILE STATUS FINDINGS 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 this Order shall be posted at the Court House door in accordance with Maryland Rule 2-122(a)(1), said posting to be completed by the 2nd day of July, 2025; and it is further;

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

ORDERED, said publication to be completed by the 2nd day of July, 2025; and it is further;

ORDERED, THAT THE INTERESTED PARTY, REINA ESMERALDA SANCHEZ, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 1ST DAY OF AUGUST, 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

149908(6-5,6-12,6-19)

LEGALS

Legal Notice

The Maryland Department of Health, Office of Controlled Substances Administration, in accordance with Md. HEALTH-GENERAL Code Ann. § 21-1113, hereby gives notice that it intends to destroy prescription drugs and prescription records seized from the premises of permit holder Prosperity Medical and Health System, LLC, located at 13922 Baltimore Ave, Laurel, MD 20707 on June 30, 2025. The prescription drugs and prescription records may be retrieved by the permit holder on Monday, June 16, 2025 at 08:30 am at the State of Maryland, Office of Preparedness & Response, 7462 Candlewood Road, Suite D, Hanover, MD 21076 provided that the permit holder complies with all statutes and regulations governing the reclamation of impounded drugs and records. Any interested parties can contact Sandra Yankosky by June 12, 2025 at the Office of Controlled Substances Administration via email sandra.yankosky@maryland.gov.

149900(6-5,6-12)

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

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OLVESTER W TAYLOR

Notice is given that Amber Taylor, whose address is 4624 Raleigh Rd, Temple Hills, MD 20748, was on March 19, 2025 appointed Personal Representative of the estate of Olvester W Taylor, who died on October 16, 2024 without a will.

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

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

AMBER 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. 135343

149896(6-5,6-12,6-19)

LEGALS

ORDER OF PUBLICATION
MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
Plaintiff

CUONG V LUONG,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 9507 MAZZONI AVE

AND

Unknown Owner of the property 9507 MAZZONI AVE described as follows: Property Tax ID 14-1642610 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

IN THE CIRCUIT COURT OF
MARYLAND FOR
PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-003082

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

12,363.0000 Sq.Ft. & Imps. Good Luck Heights Lot 4 Blk B, Assmt \$348,500 Lib 35463 Fl 358, and assessed to Luong Cuong V. 14 1642610, 009507 Mazzoni Ave, Lanham, Md 20706

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

It is thereupon this 2nd day of June, 2025, by the Circuit Court for Prince George’s County:
ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 27th day of June, 2025, warning all persons interested in the property to appear in this Court by the 5th day of August 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk

149910(6-5,6-12,6-19)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BONNIE EVON ANDREWS

Notice is given that PAMELA BENNETT, whose address is 300 APRICOT STREET, STAFFORD, VA 22554, was on May 13, 2025 appointed Personal Representative of the estate of BONNIE EVON ANDREWS, who died on March 23, 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.

PAMELA BENNETT
Personal Representative

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

Estate No. 137044

149898(6-5,6-12,6-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KYEONG RYEONG KO

Notice is given that DONG KYUN KO, whose address is 25749 HOPEFIELD PL, SOUTH RIDING, VA 20152-2579, was on February 7, 2025 appointed Personal Representative of the estate of KYEONG RYEONG KO, 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 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.

DONG KYUN KO
Personal Representative

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

Estate No. 136093

149899(6-5,6-12,6-19)

The
Prince George’s
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Newspaper
Call
301-627-0900
or
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301-627-6260
Have
a
Very Safe
Weekend

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

MADELEINE A CERRITTO and Ronald L. Cerritto

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001218

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

BOBBIE T. TEAGUE and Carolyn S. Teague

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001222

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 \$ 71,540.91. The property sold herein is One 946,000/2,855,944,500 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
149659 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Rachel L. Pierson

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001209

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Alison J. Millar and James I. Millar

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001210

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 \$ 43,598.87. 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
149661 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Tonya Marie Sallie and Rodney Lester Sallie

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001211

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Titania M. Redd

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001223

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 \$ 39,327.08. The property sold herein is One 200,000/2,855,944,500 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
149663 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Raymond Michael Ramirez and Trinity Anne Sparks

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001212

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Calvin Wilson Sr and Gloria J. Wilson

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001224

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 \$ 62,725.06. The property sold herein is One 430,000/2,855,944,500 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
149665 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Eugene J. Loughlin Jr and Beverly A. Loughlin

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001225

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Charles E. Morris and Diane L. Morris

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001213

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 \$ 37,856.73. The property sold herein is One 420,000/2,855,944,500 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
149667 (5-22,5-29,6-5)

LEGALS

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Laurie A Fogarty and William B Fogarty

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001228

NOTICE OF REPORT OF SALE

Daniel C. Zickefoose, Esq., Assignee,

Plaintiff

v.

Charles E. Morris and Diane L. Morris

Defendant(s)

In the Circuit Court for Prince George’s County, Maryland Civil Case No. C-16-CV-25-001227

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 \$ 17,200.85. 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
149669 (5-22,5-29,6-5)

LEGALS

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
DENISE C. ODOM

Notice is given that Jada Smith, whose address is 28439 Partridge Way Unit 1603, Murietta, CA 92563, was on May 21, 2025 appointed Personal Representative of the estate of Denise C. Odom, who died on February 16, 2025 without a will.

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

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

JADA 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. 137104
149892 (6-5,6-12,6-19)

ROBERT Y. CLAGETT, ATTORNEY
14714 PRAITT ST.
UPPER MARLBORO, MD 20772
301-627-3325

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DAVID W. MAENNER

Notice is given that Tammy J. Maenner, whose address is 17720 Mill Branch Place, Mitchellville, MD 20716, was on May 19, 2025 appointed Personal Representative of the estate of David W. Maenner, who died on April 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 19th 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.

TAMMY J. MAENNER
Personal Representative

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

Estate No. 137417
149882 (6-5,6-12,6-19)

LEGALS

COUNTY COUNCIL HEARINGS

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

TUESDAY, JUNE 17, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE
LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

12:15 P.M.

Notice is hereby given that on Tuesday, June 17, 2025, the County Council of Prince George's County, Maryland, will hold the following public hearing:

COUNCIL BILLS:

CB-012-2025 (DR-2) AN ACT CONCERNING DPW&T SNOW REMOVAL OPERATIONS REPORTING for the purpose of requiring the Director of the Department of Public Works and Transportation to provide the Prince George's County Council with a copy of the Director's Situational Awareness Report (SAR) regarding its snow removal operation plan; to detail the information that shall be submitted within the snow removal operation plan; defining certain terms related to the snow removal operation plan; and to provide the timeframe which the report should be submitted to the Prince George's County Council.

CB-015-2025 (DR-2) AN ACT CONCERNING CLEAN CURB ACT OF 2025 for the purpose of providing that it is unlawful for the use of any County road, street, highway, or public right of way by leaving cones and objects thereon; authorizing certain County agencies to remove cones and other objects on any County road, street, highway, or public right of way; providing for a certain exclusion; and generally relating to the prohibition on leaving cones and other objects on any County road, street, highway, or public right of way.

CB-035-2025 (DR-2) AN ACT CONCERNING IMPOUNDMENT AND NOTICES TO OWNERS for the purpose of amending the impoundment section and notice to vehicular owners to align the notice period with state law.

CB-039-2025 AN ACT CONCERNING ALARM USER PERMITS for the purpose of amending the alarm user permits section to allow for the replacement of physical alarm permits with electronic permits and removing the associated \$25.00 fee for replacement of physical decals.

CB-045-2025 AN ACT CONCERNING COMMON OWNERSHIP COMMUNITIES PROGRAM RULES AND REGULATIONS PROMULGATION AUTHORITY for the purpose of amending the rules and regulations promulgation authority under the Common Ownership Communities Program to include the County Council.

COUNCIL RESOLUTION:

CR-059-2025 (DR-2) A RESOLUTION CONCERNING THE LOCAL IMPACT GRANT FUNDS MULTIYEAR PLAN for the purpose of transmitting the Local Impact Grant Funds Multiyear Plan to the County Council for review and approval.

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

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

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

BY ORDER OF THE COUNTY COUNCIL
PRINCE GEORGE'S COUNTY, MARYLAND
Edward P. Burroughs III, Chair

ATTEST:
Donna J. Brown
Clerk of the Council

149906 (6-5,6-12)

LEGALS

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)

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

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, 20781. 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)

LEGALS

NOTICE OF REPORT
OF SALE

Daniel C. Zickefoose, Esq., As-signee, 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., As-signee, 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)

NOTICE OF REPORT
OF SALE

Daniel C. Zickefoose, Esq., As-signee, 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)

LEGALS

NOTICE OF REPORT
OF SALE

Daniel C. Zickefoose, Esq., As-signee, 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., As-signee, 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 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 \$ 69,500.00. The property sold herein is One 597,000/ 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
149674 (5-22,5-29,6-5)

LEGALS

ORDER OF PUBLICATION

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

VICTOR HUGO MOYA TEO,
ROSA DORIS JAIME RODRIGUEZ,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 13018 CLARION RD

AND

Unknown Owner of the property 13018 CLARION RD described as follows: Property Tax ID 05-0311159 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-002868

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

10,226.0000 Sq.Ft. & Imps. Forest Knolls Lot 8 Blk D, Assmt \$330,767 Lib 48018 Fl 404, and assessed to Teo Victor Hugo Moya Et Al. 05 0311159, 013018 Clarion Rd, Fort Washington, Md 20744

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 27th day of May, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 20th day of June, 2025, warning all persons interested in the property to appear in this Court by the 29th day of July 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149844 (6-5,6-12,6-19)

LEGALS

ORDER OF PUBLICATION

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

RENEE A. PARKER,
TRANAKA TO PARKER,
RANISHA T. PARKER,
GLENN DALE COMMONS
PHASE 2 HOMEOWNERS ASSO-
CIATION, INC.,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 10503 JOHN GLENN ST, #314

AND

Unknown Owner of the property 10503 JOHN GLENN ST, #314 described as follows: Property Tax ID 14-5718702 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-002787

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

Ph 2 Condo II Ph 4 Bid 4 Unit 314, 1.0000 Sq.Ft. & Imps. Glenn Dale Commons, Assmt \$413,367 Lib 48169 Fl 005 Unit 314, and assessed to Parker Renee A Etal. 14 5718702, 010503 John Glenn St, Lanham Md 20706

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 27th day of May, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince

George’s County once a week for three (3) successive weeks on or before the 20th day of June, 2025, warning all persons interested in the property to appear in this Court by the 29th day of July 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149846 (6-5,6-12,6-19)

LEGALS

ORDER OF PUBLICATION

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

BLAINE E. RICHARDSON,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 13039 CLARION RD

AND

Unknown Owner of the property 13039 CLARION RD described as follows: Property Tax ID 05-0307082 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-002871

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

12,475.0000 Sq.Ft. & Imps. Forest Knolls Lot 1 Blk C, Assmt \$352,833 Lib 06836 Fl 956, and assessed to Richardson Blaine E. 05 0307082, 013039 Clarion Rd, Fort Washington, Md 20744

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 27th day of May, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 20th day of June, 2025, warning all persons interested in the property to appear in this Court by the 29th day of July 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149845 (6-5,6-12,6-19)

THIS IS A COURT ORDER. IF YOU DO NOT UNDERSTAND WHAT THE ORDER SAYS, BE SURE TO HAVE SOMEONE EXPLAIN IT TO YOU.

IN THE CIRCUIT COURT FOR PRINCE GEORGE’S COUNTY, MARYLAND
SITTING AS A JUVENILE COURT

In Re GUARDIANSHIP OF:
REIGN R.

Case Number: C-16-JV-25-000269

NOTICE BY PUBLICATION TO PUTATIVE FATHER

To: JOHN DOE
Relationship: PUTATIVE FATHER

You are hereby notified that a guardianship case has been filed in the Circuit Court for Prince George’s County, Maryland, case number **C-16-JV-25-000269**. All persons who believe themselves to be the parents of a female child born on the 2711 day of May 2023, at University of Maryland Capitol Region Medical Center, located in Largo Maryland to Ronisha Nicole Phillips natural mother, aged 35 years old at time of birth, and John Doe, putative father, shall file a written response. A copy of the Show Cause Order may be obtained from the Juvenile Clerk’s Office at 14735 Main Street, Room D1033, Upper Marlboro, Maryland 20772. Telephone Number: 301-952-5087. If you do not file a written objection within 30 days after publication, you will have agreed to the permanent loss of your parental rights to this child.

Stenise Rolle
Associate Judge
Seventh Judicial Circuit
For Prince George’s County,
Maryland

149902 (6-5)

LEGALS

ORDER OF PUBLICATION

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

LARKIN P DAVIS,
JILL ROCHELLE DAVIS,
LAKEVIEW LOAN SERVICING, LLC,
JP MORGAN CHASE BANK, NA,
JOSEPH G. BLUME, JR., TRUSTEE
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 8018 CARROLLTON PKWY

AND

Unknown Owner of the property 8018 CARROLLTON PKWY described as follows: Property Tax ID 20-2217529 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-002877

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

8,375.0000 Sq.Ft. & Imps. Oakwood Knolls Lot 1 Blk G, Assmt \$374,300 Lib 09642 Fl 598, and assessed to Davis Larkin P Jr & Jill R. 20 2217529, 008018 Carrollton Pkwy, Hyattsville Md 20784

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 27th day of May, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 20th day of June, 2025, warning all persons interested in the property to appear in this Court by the 29th day of July 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149847 (6-5,6-12,6-19)

Brian Gormley
Law Office of Brian Gormley, LLC
10605 Concord St, #420
Kensington, MD 20895
240-205-7218

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LAWRENCE MCDONALD

Notice is given that CHRISTOPHER MCDONALD, whose address is 7755 JOHN Q HAMMONS DR # 2108, FRISCO, TX 75034 and MELISSA MCDONALD, whose address is 3525 AMES ST NE, APT 103, WASHINGTON, DC 20019-2575, were on May 20, 2025 appointed Co-Personal Representatives of the estate of LAWRENCE MCDONALD, who died on February 26, 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 20th 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.

CHRISTOPHER MCDONALD
MELISSA MCDONALD
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. 137116
149889 (6-5,6-12,6-19)

LEGALS

ORDER OF PUBLICATION

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

ISMAEL BASHIR,
HALEEMAH ABDUL-
MUHAYMIN,
POINT SECURITIZATION TRUST
2021-1,
TITLE365 COMPANY, TRUSTEE
NASA FEDERAL CREDIT
UNION,
CSC,
PRINCE GEORGE’S COUNTY,
MARYLAND

AND

All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as 4701 CEDAR CT

AND

Unknown Owner of the property 4701 CEDAR CT described as follows: Property Tax ID 01-0022335 on the Tax Roll of Prince George’s County, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest in the property.

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-25-002878

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

25,514.0000 Sq.Ft. & Imps. Home Acres Lot 20 Blk 12, Assmt \$504,667 Lib 20020 Fl 293, and assessed to Bashir Ismael Etal. 01 0022335, 004701 Cedar Ct, Beltsville, Md 20705

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months and a day from the date of sale has expired. It is thereupon this 27th day of May, 2025, by the Circuit Court for Prince George’s County:

ORDERED, That notice be given by the insertion of a copy of this Order in some newspaper having a general circulation in Prince George’s County once a week for three (3) successive weeks on or before the 20th day of June, 2025, warning all persons interested in the property to appear in this Court by the 29th day of July 2025 and redeem the property described above and answer the Complaint or thereafter a Final Judgment will be entered foreclosing all rights of redemption in the property, and vesting in the Plaintiff a title, free and clear of all encumbrances.

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

True Copy—Test:
Mahasin El Amin, Clerk
149848 (6-5,6-12,6-19)

LEGALS

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

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMMA ALEXANDER
AKA: EMMA DEAN ALEXANDER

Notice is given that Lilly R Roots-Wiggins, whose address is 10236 Old Fort Rd, Fort Washington, MD 20744-4049, was on May 22, 2025 appointed personal representative of the small estate of Emma Alexander who died on January 27, 2025 with a will.

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

All 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.

LILLY R ROOTS-WIGGINS
Personal Representative

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

Estate No. 137467
149851 (6-5)

LEGALS

A SUMMARY OF CHARTER AMENDMENT RESOLUTION 25-20

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 25-20 on Monday, May 19, 2025. The title of the Charter Amendment, which constitutes a fair summary, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-3 “GOVERNMENT OF THE CITY” TO REVISE THE DUTIES AND RESPONSIBILITIES OF THE MAYOR; IMPOSING NOTICE REQUIREMENT ON THE MAYOR FOR TEMPORARY ABSENCES; IMPOSING LIMITS OF THE POWERS OF THE MAYOR PRO TEM WHEN ACTING AS MAYOR; REVISING TIME DEADLINES FOR FILLING VACANCIES; AND REVISING THE REQUIREMENT OF TAKING THE OATH OF OFFICE TO ADDRESS CHANGE IN TITLES AND RESPONSIBILITIES.

A SUMMARY OF CHARTER AMENDMENT RESOLUTION 25-22

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 25-22 on Monday, May 19, 2025. The title of the Charter Amendment, which constitutes a fair summary, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-7 “ELECTIONS” TO REMOVE PROVISIONS REGARDING STAGGERED ELECTIONS WHICH ARE NO LONGER APPLICABLE IN THE CITY AND ADD THE PROCESS FOR CURRENT ELECTIONS.

A SUMMARY OF CHARTER AMENDMENT RESOLUTION 25-23

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 25-23 on Monday, May 19, 2025. The title of the Charter Amendment, which constitutes a fair summary, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-8 “COUNCIL MEETINGS” TO ADDRESS WHEN THE REGULARLY SCHEDULED COUNCIL MEETING REQUIRED BY THE CHARTER FALLS ON A HOLIDAY.

A SUMMARY OF CHARTER AMENDMENT RESOLUTION 25-24

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 25-24 on Monday, May 19, 2025. The title of the Charter Amendment, which constitutes a fair summary, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-9 “TREASURER’S AND CITY ADMINISTRATIVE OFFICER’S DUTIES” TO ABOLISH THE POSITIONS OF TREASURER AND CITY ADMINISTRATIVE OFFICER, AND TO ESTABLISH THE POSITIONS OF COMPTROLLER AND CITY MANAGER, AND TO OUTLINE THEIR RESPECTIVE DUTIES AND RESPONSIBILITIES.

A SUMMARY OF CHARTER AMENDMENT RESOLUTION 25-25

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 25-25 on Monday, May 19, 2025. The title of the Charter Amendment, which constitutes a fair summary, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-10 “GENERAL POWERS OF COUNCIL”, TO REMOVE PROVISIONS REGARDING VETOES, WHICH HAVE BEEN MOVED TO § C-3 OF THE CHARTER; AND TO ADD FINANCIAL OVERSIGHT RESPONSIBILITIES TO THE COUNCIL.

A SUMMARY OF CHARTER AMENDMENT RESOLUTION 25-26

Notice is hereby given by the City Council of the City of New Carrollton, a municipal corporation of the State of Maryland, that the Council passed Charter Amendment Resolution 25-26 on Monday, May 19, 2025. The title of the Charter Amendment, which constitutes a fair summary, is as follows:

CHARTER AMENDMENT RESOLUTION OF THE CITY COUNCIL OF NEW CARROLLTON, MARYLAND AMENDING THE CHARTER OF THE CITY OF NEW CARROLLTON, § C-20 “RECALL OF ELECTED OFFICIALS” TO MODIFY THE PERCENTAGE THRESHOLD FOR A VALID PETITION TO RECALL ELECTED OFFICIALS; TO REQUIRE SPECIFIC ALLEGATIONS FOR SAID PETITIONS; AND TO ADD FORFEITURE OF OFFICE PROVISIONS, AND MODIFYING THE TITLE OF THE SECTION TO REFLECT SAID PROVISIONS

The Charter Amendment Resolutions will become effective on July 08, 2025. The Charter Amendments are available for inspection at the City Municipal Center, 6016 Princess Garden Parkway, New Carrollton, Maryland 20784. Additionally, to obtain any Charter Amendment Resolution in its entirety contact Kaitlyn Schisler, City Clerk, at (301) 459-6100 or go to www.newcarrolltonmd.gov.

The City Council of New Carrollton
149905 (6-5,6-12,6-19,6-26)

LEGALS

Redevelopment Authority
of Prince George's County

Notice of Solicitation Cancellation

You are hereby notified that the RFQ No. RDA-NO.2021-1, for Construction Management Services for various Projects at the Redevelopment Authority for Prince George’s County, Maryland is cancelled pursuant to COMAR 21.06.02.02(C)(1), which state:

- The RDA reserves the right to accept or reject any and all proposals, in whole or in part, received as a result of this solicitation and to waive minor irregularities. Further, the RDA reserves the right to make a whole award, partial award, or no award at all.
- The RDA may cancel a solicitation or reject all bids or proposals received at any time before the contract award when cancellation is in the RDA’s best interests.
- Proposals are to be held valid one year following the closing date for this Request for Qualifications. This period may be extended by mutual written agreement between the Offerors and the Redevelopment Authority.

Please be advised that a new solicitation will be issued for this procurement later.

The Redevelopment Authority (“RDA” or “Authority”) appreciates your participation in the procurement process and looks forward to your continued interest in future RDA projects.

Please email any questions to Patricia Omondi, Senior Construction Adviser/ Special Projects Administrator at: Paomondi@co.pg.md.us

149903 (6-5,6-12)

The Prince George’s Post
Call: 301-627-0900 | Fax: 301-627-6260

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

13032 SILVER MAPLE COURT
BOWIE, MD 20715

By authority contained in a Deed of Trust dated July 17, 2007 and recorded in Liber 28483, Folio 208, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$232,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 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 \$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.

This property will be sold subject to the IRS right of redemption for a period of 120 days after the sale.

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

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

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

149687 (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

2504 PANTHER LANE
BOWIE, MD 20716

By authority contained in a Deed of Trust dated May 31, 2013 and recorded in Liber 35481, Folio 427, and re-recorded at Liber 43418, Folio 268, modified by Loan Modification Agreement recorded on October 7, 2022, at Liber No. 48197, Folio 530, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$375,625.00, and an interest rate of 3.125%, 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 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 \$37,000.00 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

149690 (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

3030 SOUTH GROVE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated January 22, 2008 and recorded in Liber 29552, Folio 662, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$193,000.00, and an interest rate of 6.875%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 10, 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 \$16,000.00 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

149689 (5-22,5-29,6-5)

Serving Prince George’s
County Since 1932

LEGALS

SALE

SURPLUS REAL ESTATE
PRINCE GEORGE’S COUNTY



This notice is to inform the public that Prince George’s County, Maryland by and through the Redevelopment Authority of Prince George’s County (“RDA”) a public body corporate and politic, existing under the laws of the State of Maryland (“RDA”), has declared the listed County-owned parcels as surplus properties for disposal under the terms within County Council Resolution CR-41-2025. The price listed for each property is the appraised value, and each property will be disposed at fair market value via public bid sale process unless otherwise specified per CR-41-2025. The RDA will formally release these properties for Expressions of Interest (EOI) on **June 2, 2025**, and will be available for the public for a period of 60 days to submit EOI bid proposals through close of business **August 1, 2025**. The Redevelopment Authority invites interested parties to browse for surplus real estate property that is currently available

Any questions or objections must be submitted to the Redevelopment Authority in writing no later than **June 23, 2025**. During this period, expressions of interest will be accepted and must include a ten percent (10%) earnest money deposit in the form of certified funds, payable to Prince George’s County, Maryland and must be submitted by close of business **August 1, 2025**, at 5:00 PM. A separate deposit must be included for each expression of interest.

Bid award announcements of the final selection of Respondents will occur on **August 18, 2025**. If more than one party wishes to purchase a property, a sealed Best and Final Offer bid will be requested sometime after the closing date. Information concerning that process, terms and conditions determined by the RDA will be supplied to all interested parties.

Note: All real estate is offered “As-Is,” with no warranties or guarantees, expressed or implied, as to physical or environmental condition of the land or any existing structures, soil or subsurface conditions or its zoning for any use, purpose or its ability to be developed for any use or purpose.

1. Tax Account Numbers 18-2110773; 18-2110765; 18-1991660; 18-2056471; 18-2111383; 18-1993674; 18-2032118; 18-2032126; 18-2013118; 18-2013324; 18-2066777; Tax Map 58, Grid P4, Block 5, Lot 55; Tax Map 66, Grid A1, Block S, Lots 33-34, Lots 29-30, Lots 23-26, Lots 19-20, Lots 15-16, Lots 11-14, Lots 9-10; Tax Map 66, Grid A1, Block 6, Lots 21-25, Lots 18-20; Tax Map 66, Grid A1, Block 7, Lot 22; 0 Huskwood Avenue and 5420 Farmingdale Place, Capitol Heights, MD 20743; 2.16 +/- acres; Appraised value is \$130,000 (based on assemblage). (Resolution No. CR-41-2025 Map 5-B)
2. Tax Account Number 13-1550151; Tax Map 59, Grid D3, Block H, Lot 49; 6832 Flagstaff Street, Landover, MD 20785; 4,134 +/- square feet; Appraised value is \$190,000. This property contains a vacant town-home. (Resolution No. CR-41-2025 Map 5-D)

Requests for further information or any written objection to the sale of a property should be directed to: The Redevelopment Authority, 9200 Basil Court, Suite 504, Largo, Maryland 20774, Attn: Surplus Real Property Program or at SurplusRPP@co.pg.md.us and must be submitted by **June 23, 2025**.

Please see our website below for detailed information
<https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/surplus-real-property-program>

149828 (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

1216 GOLDMINE COURT
HYATTSVILLE, MD 20785

By authority contained in a Deed of Trust dated January 15, 2008 and recorded in Liber 29500, Folio 548, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$328,900.00, and an interest rate of 3.500%, 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 24, 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 \$34,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

149840 (6-5,6-12,6-19)

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

6214 ATWOOD STREET
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated September 24, 2010 and recorded in Liber 32233, Folio 541, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$147,013.00, and an interest rate of 4.380%, 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 24, 2025 AT 11:30 AM

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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 \$14,000.00 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.

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Substitute Trustees

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149841 (6-5,6-12,6-19)

LEGALS

TOWN OF BRENTWOOD
NOTICE OF A PROPOSED REAL
PROPERTY TAX INCREASE

1. For the taxable year beginning July 1, 2025, the Town of Brentwood of Brentwood, MD proposes to increase real property tax rates from \$.3570 per \$100 of assessment to \$.3955 per \$100 of assessment.
2. A public hearing on the proposed real property tax rate increase will be held from 6:00 p.m. to 6:30 p.m. on Friday, June 20, 2025 at Town Hall.
3. The hearing is open to the public, and public testimony is encouraged.

Persons with questions regarding this hearing may call (301) 927-3344 for further information or email the townclerk@brentwoodmd.gov.

149911 (6-5)

THE PRINCE GEORGE’S POST

Call 301-627-0900

Fax 301-627-6260

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

12917 PISCATAWAY LANDING DRIVE
CLINTON, MD 20735

By authority contained in a Deed of Trust dated December 8, 2005 and recorded in Liber 24124, Folio 363, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$105,000.00, and an interest rate of 0.000%, 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 17, 2025 AT 11:30 AM

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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 \$7,400.00 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.

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

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

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

149744 (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

4521 NAPLES AVENUE
BELTSVILLE, MD 20705

By authority contained in a Deed of Trust dated July 25, 2014 and recorded in Liber 36238, Folio 308, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$270,750.00, and an interest rate of 4.250%, 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 17, 2025 AT 11:30 AM

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Substitute Trustees

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

149748 (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

6104 GREENVALE PARKWAY
RIVERDALE, MD 20737

By authority contained in a Deed of Trust dated October 16, 2007 and recorded in Liber 28823, Folio 162, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$265,500.07, and an interest rate of 3.625%, 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 17, 2025 AT 11:30 AM

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

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www.tidewaterauctions.com
www.xome.com

149745 (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

10614 ELIZABETH PARNUM PLACE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated March 31, 2006 and recorded in Liber 28072, Folio 378, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$325,000.00, and an interest rate of 2.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JUNE 17, 2025 AT 11:30 AM

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Substitute Trustees

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(410) 825-2900
www.tidewaterauctions.com

149749 (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

9303 KIMBARK AVENUE
LANHAM, MD 20706

By authority contained in a Deed of Trust dated December 16, 2005 and recorded in Liber 25332, Folio 601, modified by Loan Modification Agreement recorded on January 24, 2018, at Liber No. 40485, Folio 318, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$351,000.00, and an interest rate of 6.000%, 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

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Substitute Trustees

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149746 (5-29,6-5,6-12)

Serving
Prince George’s County Since 1932

LEGALS

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 advertising, 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)

The Prince George’s Post!

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Prince George’s County Since 1932

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

6600 MARLBORO PIKE

DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated May 7, 2003 and recorded in Liber 17483, Folio 4, modified by Loan Modification Agreement recorded on December 27, 2023, at Liber No. 49408, Folio 304, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$158,492.00, and an interest rate of 7.250%, 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 24, 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 \$10,000.00 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

149842(6-5,6-12,6-19)

LEGALS

A SUMMARY OF HYATTSVILLE ORDINANCE 2025-02 –

PARKING VIOLATION FINE INCREASE

Notice is hereby given by the City Council of the City of Hyattsville, a municipal corporation of the State of Maryland, that the Council passed and adopted Ordinance 2025-2 Parking Violation Fine Increase on May 19, 2025. The title of the Ordinance, which constitutes a fair summary, is as follows:

An Ordinance whereby the City Council amends the City Code to increase the fine for parking unlawfully in a handicapped parking space.

The Ordinance is effective on June 8, 2025. The Ordinance is posted and available for inspection at the City Municipal Building, 4310 Gallatin Street, Hyattsville, Maryland 20781. Additionally, to obtain Hyattsville Ordinance 2025-01 in its entirety, contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

The City Council of Hyattsville

149912(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

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)

THIS COULD BE
YOUR AD!
Call 301-627-0900
for a quote.
The Prince George’s
Post!
Call 301-627-0900 Today!

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)

**THE ORPHANS’ COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
P.O. Box 1729
Upper Marlboro, Maryland 20773
**In The Estate Of:
MARION ELIZABETH KALIN**
Estate No.: 135562

NOTICE OF
JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Joshua E. Zuckerberg 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

149880 (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)

LEGALS

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)

LEGALS

**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)

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)

LEGALS

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

**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)

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

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)

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)

LEGALS

**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)

**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

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WILLIAM T STOKES

Notice is given that Ruth E Stokes, whose address is 6520 Beechwood Dr, Camp Springs, MD 20748, was on March 4, 2025 appointed Personal Representative of the estate of William T Stokes who died on February 7, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 4th day of September, 2025.

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

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

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

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

RUTH E STOKES
Personal Representative

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

Estate No. 136533
149710 (5-22,5-29,6-5)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
THEODORE LEWIS

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, Suite 500, Rockville, MD 20850, was on May 14, 2025 appointed Personal Representative of the estate of Theodore Lewis, who died on December 1, 2005 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, except if the decedent died before October 1, 1992, nine months from the date of the decedent’s death; or

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

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

THOMAS J. KOKOLIS, ESQUIRE
Personal Representative

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

Estate No. 72585
149761 (5-29,6-5,6-12)

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)

Serving
Prince George’s
County Since 1932

LEGALS

William Littleton Sr., Esq.
7 Central Ave.
Glen Burnie, MD 21061
443-625-8186

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALMA JEANETTE STRAUSS

Notice is given that Michele Strauss Smith, whose address is 4422 Olando Lane, Bowie, MD 20715, was on May 22, 2025 appointed Personal Representative of the estate of Alma Jeanette Strauss, who died on April 26, 2025 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 22nd day of 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.

MICHELE STRAUSS 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. 137466
149883 (6-5,6-12,6-19)

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
ANDRE CLAY WHITE

Notice is given that Ashley Powers, whose address is 2769 Sand Lens Dr, Odenton, MD 21113-6057, was on May 13, 2025 appointed Personal Representative of the estate of Andre Clay White, who died on May 3, 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.

ASHLEY POWERS
Personal Representative

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

Estate No. 133663
149762 (5-29,6-5,6-12)

LEGALS

Krista N. Robertson, Esq.
4520 East-West Highway, Suite 650
Bethesda, Maryland 20814
301-986-2200

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**GLADYS A. DAMICO
AKA: GLADYS ADELAIDE
DAMICO**

Notice is given that Charles G. Mayer, whose address is 6805 Laurel Street NW, Washington, DC 20012, was on May 12, 2025 appointed Personal Representative of the estate of Gladys A. Damico AKA: Gladys Adelaide Damico 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 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.

CHARLES G. MAYER
Personal Representative

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

Estate No. 137017
149708 (5-22,5-29,6-5)

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)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LASHANTA MEANS

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)

LEGALS

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)

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

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: 6/12/2025.

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				
2016	BUICK	LACROSSE	MD	5DH2287
2015	CHRYSLER	200	VA	TGR6968
2007	TOYOTA	CAMRY	MD	3GH9885
2020	TOYOTA	CAMRY	MD	A346174
2009	TOYOTA	CAMRY	MD	3GK1839
2009	HONDA	ACCORD	MD	A369723
2000	FORD	EXCURSION	VA	RRBB
2011	FORD	CROWN VICTORIA	IA	TDW7612
1999	DODGE	DAKOTA	MD	011L87
2004	NISSAN	PATHFINDER	VA	ZP8988
2016	CHEVROLET	IMPALA	MD	5EV0900
2004	HONDA	ACCORD	VA	TKD7400
2015	INFINITI	Q50	MD	2DX5196
2012	FORD	FOCUS	MD	2GB7091
2010	FORD	EDGE	MD	6FJ4857
2004	HONDA	ACCORD	VA	TKD7400

149909 (6-5)

LEGALS

CITY OF GLENARDEN
NOTICE OF A PROPOSED
REAL PROPERTY TAX INCREASE

For the taxable year beginning July 1, 2025, the Mayor and City Council, of the City of Glenarden proposes to increase real property tax rates from \$0.3338 per \$100 of assessment to \$0.3947 per \$100 of assessment.

A public hearing on the proposed real property tax rate increase will be held at 7pm on June 12, 2025, at the James R. Cousins Jr., Municipal Center, 8600 Glenarden Pkwy., Glenarden, MD 20706.

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

Persons with questions regarding this hearing may call (301)773-2100 for further information.

149914 (6-5,6-12)

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)



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 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)

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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)

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)

LEGALS

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)

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)

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)

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)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
AGNES B BROWN

Notice is given that Agnes E Brown, whose address is 15808 Presswick Lane, Bowie, MD 20716, was on July 29, 2024 appointed personal representative of the small estate of Agnes B Brown who died on May 22, 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.

AGNES E BROWN
Personal Representative

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

Estate No. 134271
149852 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN G HARTMAN

Notice is given that Brian A Kirby, whose address is 198 Killdeer Ln, Grantsville, MD 21536-1312, was on May 22, 2025 appointed personal representative of the small estate of John G Hartman 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 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.

BRIAN A KIRBY
Personal Representative

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

Estate No. 137015
149854 (6-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RUSSELL GAINES

Notice is given that Zerihun Gaines, whose address is 12410 Crain Hwy, Brandywine, MD 20613-7719, was on May 21, 2025 appointed personal representative of the small estate of Russell Gaines who died on March 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 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.

ZERIHUN GAINES
Personal Representative

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

Estate No. 137302
149855 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN DAVID ALLEN

Notice is given that Robertson Lee Allen, whose address is 3214 Var-num St, Mount Rainier, MD 20712-1652, was on February 24, 2025 appointed personal representative of the small estate of John David Allen who died on October 5, 2024 with a will.

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

All persons having any objection to the appointment 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.

ROBERTSON LEE 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. 136104
149856 (6-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALLACE WINSTON JOHNSON JR.

Notice is given that Marcus Johnson, whose address is 2465 Symphony Lane, Gambrills, MD 21054, was on January 17, 2025 appointed personal representative of the small estate of Wallace Winston Johnson Jr. who died on August 11, 2023 with a will.

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

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

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

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

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

MARCUS 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. 135966
149857 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN DAVID BAKER

Notice is given that Cecelia Baker, whose address is 550 Hegeman Avenue, Brooklyn, NY 11207, was on February 24, 2025 appointed personal representative of the small estate of John David Baker, 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 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.

CECELIA BAKER
Personal Representative

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

Estate No. 135002
149858 (6-5)

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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
HOLLY T DIXON

Notice is given that Thomasina F Johnson, whose address is 2842 Cheswick Aly, Bryans Road, MD 20616-7019, was on May 23, 2025 appointed personal representative of the small estate of Holly T Dixon, who died on February 19, 2025 without a will.

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

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

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

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

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

THOMASINA F 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. 136630
149865 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ABDUL ARIYIBI

Notice is given that Zainab Ariyibi, whose address is 4451 Telfair Blvd Apt 3005, Camp Springs, MD 20746-5251, was on May 21, 2025 appointed personal representative of the small estate of Abdul Ariyibi, who died on February 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 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.

ZAINAB ARIYIBI Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 136865
149866 (6-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JANICE MICHELLE WATSON

Notice is given that Sabrina Watson-Jackson, whose address is 12628 Hillmeade Station Dr, Bowie, MD 20720, was on November 27, 2024 appointed personal representative of the small estate of Janice Michelle Watson, who died on August 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.

SABRINA WATSON-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. 135589
149867 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
KARLA ANNE BALCH-RENO

Notice is given that Bryan Balch-Reno, whose address is 7616 Lake Glen Dr, Glenn Dale, MD 20769, was on March 13, 2025 appointed personal representative of the small estate of Karla Anne Balch-Reno, who died on December 28, 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.

BRYAN BALCH-RENO Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 136649
149868 (6-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHIRLEY M CURTIS

Notice is given that Pamela Curtis, whose address is 11003 Marlboro Crossing Ct, Cheltenham, MD 20623-1246, was on May 20, 2025 appointed personal representative of the small estate of Shirley M Curtis, who died on March 16, 2025 without a will.

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

All persons having any objection to the appointment 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.

PAMELA CURTIS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137434
149869 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DEBORAH J MCILWAIN

Notice is given that LATRICE MCILWAIN, whose address is 10704 Heatherleigh Dr, Cheltenham, MD 20623-1120, was on September 19, 2024 appointed personal representative of the small estate of DEBORAH J MCILWAIN, who died on September 22, 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.

LATRICE MCILWAIN Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 134843
149870 (6-5)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RICHARD BRYAN ALLEN

Notice is given that Ronald Neville Allen, whose address is 800 Whelk Dr, Ocean City, NJ 08226, was on December 12, 2024 appointed personal representative of the small estate of Richard Bryan Allen, who died on August 8, 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.

RONALD NEVILLE 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. 135642
149878 (6-5)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DARYL LASH SR

Notice is given that Sharon Cecile Lash, whose address is 514 17th Street, Moline, IL 61265, was on August 9, 2024 appointed personal representative of the small estate of Daryl Lash Sr, who died on June 29, 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 CECILE LASH Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 131170
149879 (6-5)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
PHOEBEA QUEEN ADDISON

Notice is given that Jonathan Addison, whose address is 7202 Westchester Dr, Temple Hills, MD 20748-4018, was on May 23, 2025 appointed Personal Representative of the estate of Phoebea Queen Addison, who died on October 15, 2024 with a will.

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

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

JONATHAN ADDISON Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 136222
149884 (6-5,6-12,6-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARA M MARTIN

Notice is given that Kimberly D Martin, whose address is 5305 N Englewood Dr, Hyattsville, MD 20785-3843, was on May 27, 2025 appointed Personal Representative of the estate of Clara M Martin, who died on January 19, 2024 with a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 27th 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.

KIMBERLY D MARTIN Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137495
149885 (6-5,6-12,6-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MARGARET T DADE

Notice is given that Desales C Dade Sr, whose address is 28880 Thompson Corner Rd, Mechanicsville, MD 20659-5052, was on May 21, 2025 appointed Personal Representative of the estate of Margaret T Dade, who died on April 2, 2025 with a will.

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

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

DESALES C DADE 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. 137202
149886 (6-5,6-12,6-19)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAWRENCE HAMILTON BARNES

Notice is given that Shana Jefferson, whose address is 1949 Barrington Ct., Bowie, MD 20721-2704, was on April 23, 2025 appointed Personal Representative of the estate of Lawrence Hamilton Barnes, 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 23rd 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.

SHANA JEFFERSON Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE'S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137064
149893 (6-5,6-12,6-19)

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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

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: **6/12/2025.**

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

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

2013 CHEVROLET MALILBU VA J87163 1G11H5SA5DF166056
TRAILER BOAT NY 7944FE J16829117

ABANDONED TRAILER AND BOAT

WHITE BOAT WITH THE WORD MURPHY ON THE BACK, DEBRIS ON THE IN-SIDE,

AND ID# NY 7944 FE.

LOCATION:

4500 Britannia Way, Camp Spring MD



ANDREWS AUTO TOWING RECOVERY AND HAULING
2907 SUITE A RICHIE ROAD
DISTRICT HEIGHTS, MD 20747
301-773-7535

1997 TOYOTA TI00 MD 19876TT JT4UN24D5V0039962

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

2015 AUDI Q7 VA VVZ7225 WA1LGAFE9FD009857
2002 GMC DENALI VA TLV4250 1GKEK63U02J120643
1996 OLDSMOBILE AURORA MD HXJ634 1G3GR62C9T4109875
2018 NISSAN ALTIMA 1N4AL3AP0JC262244

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

2014 KIA RIO VA TKL5913 KNADM4A36E6417078
2013 JEEP GRAND CHEROKEE 1C4RJFAGXDC580901

HANNAN AUTO AND TOWING
11508 EAST MAPLE AVE
BELTSVILLE, MD 20705
301-937-1937

2014 CHEVROLET CAMARO VA TYY9664 2G1FC1E38E9165438
2011 INTERNATIONAL MA025 1HTMTMAALXBH316775

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

2015 NISSAN ALTIMA DC FR0830 1N4AL3AP4FC107512
2014 CHEVROLET MALILBU MD 5C86767 1G11E5SL7EU126842
2001 HONDA ACCORD FL CV5477 1HGCG16501A041971
2006 TOYOTA AVALON DC DST5STR 4T1BK36B86U146463
2013 HONDA CRV 5J6RM4H37DL006944
2010 DODGE CHALLENGER 2B3CJ4DV3AH146334
1986 CHEVROLET MONTE-CARLO MD 5CS1592 1G1GZ37H6GR139808
1998 GMC SIERRA 1GTEC14MIWZ851115
1996 FORD E250 VA TEE8822 1FTHS24H1THA00183
2002 BAYLINER MARINE 1850BH117 BIYL28BH7202

ABANDONED TRAILER AND BOAT
WHITE BOAT WITH THICK BLUE STRIPE WITH MD FADED ID.

LOCATION:

9204 PINEHURST DR, FT WASHINGTON 20744



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

2002 MITSUBISHI ECLIPSE 4A3AC44G72E037432

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

2006 HONDA ACCORD MD 4GM7406 1HGCM56816A056612
2013 GMC G3500 1GTZ7ZTCA3D1157112
2003 ISUZU NPR MD 9ED2385 JALB4B14937002723
2005 CHEVROLET MALILBU VA TRD2147 1G1ZT64875F165834
2014 BMW 328I MD 5FA5048 WBA3C1C56EK115941
2008 LEXUS ES 350 DC JC9610 JTHBJ46G482170555
2013 NISSAN. PATHFINDER MD A271200 5N1AR2MM8DC658152
2017 AUDI A4 WAUGNAF42HN017300
2005 BMW 645CI VA TBR9087 WBAEH73415B192723
2010 ACURA ZDX VA TFY6530 2HNYB1H44AH501541
2009 TOYOTA YARIS MD 6GC4857 JTDJT903195233847
2007 INFINITE G35 VA UKG9785 JNKBV61FX7M809667
2013 HYUNDAI ELANTRA 5NPDH4AE8DH272767
2013 CADILLAC ESCALADE MD 6GB5991 1GKS2EEF9DR185054
2012 DODGE CHARGER VA 3838XR 2C3CDXHG7C7H149005
2007 FORD ES350 1FBNE31167D806218
2016 NISSAN ALTIMA VA 9684RE 1N4AL3AP4GN329960
2018 TOYOTA CAMRY MD 3EJ9339 4T1B11HK9JU603620
2004 GMC YUKON MD 6EL7267 1GKFK16T64J260757
2011 BUICK LACROSSE MD 4GB9581 1G4GCS5ED1BF320681

149913 (6-5)

The Prince George’s Post

Your Newspaper of Legal Record

301-627-0900

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GERARD ERIC WEBB

Notice is given that Deborah E Smith, whose address is 3812 37th Pl, Brentwood, MD 20722-1702, was on May 22, 2025 appointed Personal Representative of the estate of Gerard Eric Webb, who died on March 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 22nd 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.

DEBORAH E 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. 137373
149895 (6-5,6-12,6-19)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
IDA E HARRIS

Notice is given that Oba Harris, whose address is 5716 Edge Ave, Lanham, MD 20706-4743, was on November 26, 2024 appointed personal representative of the small estate of Ida E Harris, who died on September 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.

OB A HARRIS
Personal Representative

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

Estate No. 135532
149875 (6-5)

NOTICE

DIANA THEOLOGOU, ET AL
Substitute Trustees
Plaintiffs

vs.

KENDRA VIVINE EVANS, ET. AL
Defendant(s)

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-22-000919

ORDERED this 30th day of May, 2025, by the Circuit Court for PRINCE GEORGE’S County, Maryland, that the sale of the property at 615 Waveland Avenue, Capitol Heights, MD 20743 mentioned in these proceedings, made and reported Diana C. Theologou, et al, Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 30th day of June, 2025, next, provided a copy of this Notice be inserted in some newspaper published in said County once in each of three successive weeks before the 30th day of June, 2025, next. The report states the amount of sale to be \$346,500.00.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149907 (6-5,6-12,6-19)

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 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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ALDA PROCTOR
AKA: ALDA IRENE PROCTOR

Notice is given that Andre Nelson, whose address is 8032 Dorado Ter, Brandywine, MD 20613-5805, was on February 20, 2025 appointed Personal Representative of the estate of Alda Proctor, 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 20th day of August, 2025.

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

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

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

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

ANDRE NELSON
Personal Representative

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

Estate No. 136395
149724 (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:
LAQUAY 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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