

The Prince George's Post Newspaper

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*Your Newspaper
of
Legal Record*

LEGALS

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

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

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

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

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

Estate No. 136561

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

LEGALS

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
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. 137446

149891 (6-5,6-12,6-19)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
GREGORY DONALD HARLEY

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

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

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

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

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

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

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

DIANE HARLEY
Personal Representative

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

Estate No. 136648

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

LEGALS

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

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. 137433

149887 (6-5,6-12,6-19)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

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

Estate No. 135892

149881 (6-5,6-12,6-19)

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 DEBOISE, 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)

PRINCE GEORGE’S COUNTY
GOVERNMENT
BOARD OF LICENSE
COMMISSIONERS
NOTICE OF
PUBLIC HEARING

Applications for the following alcoholic beverage licenses will be accepted by the Board of License Commissioners for Prince George’s County on June 18, 2025, will be heard on August 19, 2025. Those licenses are:

Class B, Beer and Wine – 17 BW 46, 17 BW 47, 17 BW 48

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

A virtual hearing will be held via Zoom on Wednesday, August 6, 2025, at 7:00 p.m. If you would like to attend, the link to the virtual hearing will be available one week prior on the BOLC’s website at <http://bolc.mypgc.us> or you may email BLC@co.pg.md.us to request the link. The Board will consider the agenda as posted that day.

YIANA IMANI THOMAS
Personal Representative

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

Estate No. 137338

149888 (6-5,6-12,6-19)

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
June 5, 2025

149956 (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
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)

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)

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLEMON DICKENS

Notice is given that PHILLIPH DICKENS, whose address is 1528 HUNT AVE, LANDOVER, MD 20785-3912, was on March 11, 2025 appointed Personal Representative of the estate of Clemon Dickens, who died on February 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 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.

PHILLIPH DICKENS
Personal Representative

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

Estate No. 136552
149897 (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)

LEGALS

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

ORDERED, said 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 15TH 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)

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Legal Notice

The Maryland Department of Health, Office of Controlled Substances Administration, in accordance with Md. HEALTH-GENERAL Code Ann. § 21-113, 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)

LEGALS

ORDER OF PUBLICATION

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

vs.

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.

Defendants

**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)

PRINCE GEORGE’S COUNTY
GOVERNMENT

**Board of License
Commissioners**
(Liquor Control Board)

REGULAR SESSION

JUNE 24, 2025

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

**SPECIAL SUNDAY SALES
PERMIT**

1. t/a Earl’s Super Liquors, Pavan A. Patel, Managing Member, Class A, Beer, Wine and Liquor, Mahek 117, LLC, 833 Southern Avenue, Oxon Hill, 20745. Request for a Special Sunday Sales Permit. – Represented by Robert Kim, Esquire.

TRANSFER OF LOCATION

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

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

Brian N. Cannella, Authorized Person, John A. Wain, Authorized Person, Russell M. Reiter, Authorized Person, for a Class B(BLX), Beer, Wine, and Liquor for the use of Largo Senior Living, LLC, t/a The Skybridge at Town Center, 360 Sky Bridge Drive, Upper Marlboro, 20774. Continued from the May 27, 2025 hearing.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, June 24, 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
June 5, 2025

149957 (6-12,6-19)

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

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
548 JURGENSEN PLACE, LANDOVER, MARYLAND 20785**

By virtue of the power and authority contained in a Deed of Trust from ALEISHA L. HINES aka ALEISHA MARSHALL and GLORIA B. MARSHALL, dated July 27, 2010 and recorded in Liber 31914 at Folio 303 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 Duvall Wing of the Prince George’s County Courthouse Complex, Upper Marlboro, Maryland on

FRIDAY, JUNE 27, 2025 AT 3:00 P.M.

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

Lot 44, Block J, as shown on Plat Eight, Summerfield The Residences at Victory Promenade, recorded in Plat Book 211, Plat 27, among the land records of Prince George’s County, Maryland.

AND BEING a portion of the same property as conveyed to Centex Homes, a Nevada general partnership, by virtue of Special Warranty Deed from Acacia Federal Savings Bank, a federal savings bank, dated September 30, 2009, recorded October 1, 2009, in Liber 31020, Folio 406, and recorded among the Land Records of Prince George’s County, Maryland.

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

TERMS OF SALE: A deposit of \$19,000.00 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 7.250% 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 by 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 # A000560**

149960 (6-12,6-19,6-26)

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
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)

CERISSA M O’NEAL ESQ
9500 Medical Center Dr, Ste 320
Largo, MD 20774-3714
301-459-0400

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Superior court of the District of Columbia, DC appointed Deborah Ann Lucas Armwood, whose address is 2817 Brentwood Rd, NE, Washington, DC 20018, as the Personal Representative of the Estate of Mildred P. Lucas aka Mildred Patterson Lucas who died on April 29, 2021 domiciled in Washington, DC.

The Maryland resident agent for service of process is Cerissa O’Neal, whose address is 9500 Medical Center Drive, # 320, Largo, MD 20774.

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

MONTGOMERY COUNTY AND
PRINCE GEORGE’S COUNTY

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

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

DEBORAH IANN 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)

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)

LEGALS

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)

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Since 1932*

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-038-2025 (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

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)

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 Orlando 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

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)

**ADVERTISE
in
The Prince George’s Post**

Call Today

301-627-0900

LEGALS

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

Date: June 3, 2025

The City of Bowie – City Managers Office
Office of Grant Development & Administration
15901 Fred Robinson Way
Bowie, Maryland 20716
301-809-3072

On or about July 15, 2025, the City of Bowie – Office of Grant Development & Administration will submit a request to the U. S. Department of Housing and Urban Development (HUD) for the release of Community Project Funding. The Consolidated Appropriations Act, 2023 (FY2023 Act) contained \$2,982,285,641 in economic Development Initiative funding for the purpose of making Community Project Funding/Congressionally directed grants. These Fiscal year 2023 Community Project Funding(CPF) grants will be administered by the Congressional Grants Division of the U.S. Department of Housing and Urban Development. The City of Bowie was awarded \$1,700,000.00 to be used for Allen Pond Park Upgrades.

The City of Bowie proposes to use the HUD CPF FY23 funds for:

Allen Pond Park Upgrades \$1,700,000.00

- New Amphitheater
- New Splash Pad/Misting Play Area

The activities proposed are Categorically Excluded under HUD Regulations at 24 CFR Part 58 from the National Environmental Policy Act requirements. An Environmental Review record (ERR) that documents the environmental determinations for these projects is on file at the City of Bowie – Office of Grant Development and Administration, 15901 Fred Robinson Way, Bowie, Maryland 20716 and may be examined or copied weekdays from 8:30 a.m. to 5:00 p.m. An environmental review strategy has been prepared and it has been determined that the remaining site-specific 24 CRF Section 58.5 and Section 58.6 requirements for the subject programs are: Flood Insurance, Contamination and Toxic Substances, Explosive and Flammable Hazards, Floodplain Management, Historic Preservation and Noise Abatement Control. Each site shall be reviewed against these factors, with compliance fully documented, before approving any specific grant. Site specific projects determined to exceed one or more of the environmental constraints established for the program will require a separate environmental review.

PUBLIC COMMENTS

Any individual, group or agency may submit written comments on the ERR to the City of Bowie – Office of Grant Development and Administration, 15901 Fred Robinson Way, Bowie, Maryland 20716. All comments received by July 15,2025 will be considered by the City of Bowie prior to authorizing submission of a request for release of funds.

RELEASE OF FUNDS

The City of Bowie certifies to HUD that Alfred D. Lott in his capacity as City Manager for the City of Bowie consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Bowie to use Program funds.

OBJECTIONS TO RELEASE OF FUNDS

The City of Bowie certifies to HUD that Alfred D. Lott in his capacity as City Manager for the City of Bowie consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD’s approval of the certification satisfies its responsibilities under NEPA and related laws and authorities, and allows the City of Bowie to use Program funds.

Alfred D. Lott, City Manager

149949 (6-12)

COUNTY COUNCIL HEARINGS

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

TUESDAY, JULY 1, 2025
COUNCIL HEARING ROOM
WAYNE K. CURRY ADMINISTRATION BUILDING
1301 MCCORMICK DRIVE, LARGO, MARYLAND
<https://pgccouncil.us/LIVE>

1:00 P.M.

Notice is hereby given that on Tuesday, July 1, 2025, the County Council of Prince George’s County, Maryland, will hold the following public hearing:

CR-053-2025 A RESOLUTION CONCERNING THE 2018 WATER AND SEWER PLAN (MARCH 2025 CYCLE OF AMENDMENTS) for the purpose of changing the water and sewer category designations of properties within the 2018 Water and Sewer Plan.

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Existing Category	Requested Category
Piscataway				
24/P-06 Allentown Villas	Ten (10) single-family detached units with a minimum 2,200 SF of livable space; minimum sales price of \$350,000.	10.80 RE	5	4
District 8	115 A-3; Parcels 117 & 230			
Countywide Redesignations/ Map Amendments/ Water/Sewer Connection Confirmations				
District 8	9124 Allentown Road (1) Sunset View / Roland Lane (5)		5 S5	3 S3
Category 3 – Community System Category 4 – Community System Adequate for Development Planning Category 5 – Future Community System Category 6 – Individual System				

The Prince George’s County Council will meet in-person. To register to speak or submit comments or written testimony please use the Council’s eComment portal at: <https://pgccouncil.us/Speak>. For those unable to use the portal, comments / written correspondence may be emailed to: online-signup@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

149953 (6-12,6-19)

LEGALS

NOTICE TO CONTRACTORS

1. NOTICE IS HEREBY GIVEN THAT bids will be received by the Prince George’s County Department of Public Works and Transportation, Office of Engineering and Project Management through the Speed eProcurement Platform at: <http://discovery.ariba.com/profile/AN01496591158> until July 17, 2025, at 11:59pm local prevailing time for the following project:

Stormwater Infrastructure Repair and Maintenance Program
965-H (G)

2. Contract Documents.

Contract documents are available for download at the following websites:

- eMaryland Marketplace (eMMA). The project can be found by project name or Project ID No. **BPM047332** at Public Solicitations: eMaryland Marketplace Advantage (eMMA).

- **SPEED** eProcurement Platform
<http://discovery.ariba.com/profile/AN01496591158>
The project can be found by project name.

Bidders are encouraged to register at the eMMA, and SPEED websites to obtain applicable solicitation documents and notifications.

3. Project Description:

Work done under this contract will consist of repair and maintenance of stormwater infrastructure throughout the County. This work will include but not be limited to repair and replacement of storm drainpipes, concrete channels, inlet structures, channel outfalls and sinkholes. The Contractor will also need to install pavement, curb and gutter and sidewalks during site restoration.

4. Minimum Qualifications:

Bidders shall have a minimum of five (5) years of experience of performing work similar in nature. The County will only permit approved paving contractors to perform asphalt paving on its contracts. To bid or perform asphalt paving work on this project, all contractors including all tiers of subcontractors that are subcontracted to perform asphalt paving services, must be approved by Prince George’s County as an acceptable paving contractor at the time bids are due and throughout the duration of the project. Evidence of Prince George’s County certification, including that of its subcontractors, must be submitted by the prime bidder with its bid.

The Prince George County’s Approved Paving Contractor’s information is available on the web at <https://www.princegeorgescountymd.gov>.

5. The estimated value of the Contract is classified with the letter designation “G” in accordance with the Maryland State Highway Administration Specifications, TC Section 2.01. (<http://apps.roads.maryland.gov/BusinessWithSHA/contBidProp/ohd/constructContracts/ CostClassKey.asp>)

The approximate quantities for major items of work involved are as follows:

Qty	UNIT	DESCRIPTION
9500	SF	Temporary Traffic Signs Type III
3500	LF	Temporary Pavement Marking Paint – 5 Inch
6000	CY	Borrow Excavation – Non-Structural Fill
1800	CY	Backfill with Existing On-Site Material
2650	CY	Class 3 Trench Excavation – Beyond 6 Foot Depth
1100	CY	Selected Backfill – No. 57 Aggregate
3600	CY	Selected Backfill – Crusher Run Aggregate CR-6
650	LF	Reinforced Concrete Pipe Class 4 – 15 Inch Dia.
650	LF	Reinforced Concrete Pipe Class 4 – 18 Inch Dia.
600	LF	Reinforced Concrete Pipe Class 4 – 21 Inch Dia.
150	LF	Reinforced Concrete Pipe Class 4 – 60 Inch Dia.
900	LF	Aluminized Metal Corrugated Elliptical Pipe 17”x13”
7200	LF	High Density Polyethylene (HDPE) Corrugated Smooth Lined Dual Wall Pipe – 15 Inch Dia.
1200	LF	High Density Polyethylene (HDPE) Corrugated Smooth Lined Dual Wall Pipe – 18 Inch Dia.
600	LF	High Density Polyethylene (HDPE) Corrugated Smooth Lined Dual Wall Pipe – 24 Inch Dia.
1050	LF	High Performance Polypropylene (PP) Corrugated Smooth Lined Dual Wall Pipe – 18 Inch Dia.
540	LF	Remove Existing Storm Drainpipe – Any Size 12” to 24” Dia.
50	EA	Standard Storm Drain Inlet SD 10.1 Type A5, up to 6 Foot Depth
50	LF	Standard Storm Drain Inlet SD 10.1 Type A5, Vertical Extension Beyond 6’ Depth
50	EA	Standard Storm Drain Inlet SD 10.1 Type A10, up to 6 Foot Depth
18	EA	Standard Storm Drain Yard Inlet SD 15
18	EA	Standard Storm Drain Inlet SD 16 Type E
18	EA	Standard Storm Drain Inlet SD 17 Type K
350	EA	Standard Driveway End Wall for Smaller Diameter Pipe
1200	EA	Modified End Section for Shallow Pipe
70	EA	Standard Concrete End Wall SD 30, for 15” to 24” Dia. Pipe
300	LF	Remove and Replace Storm Drain Inlet Throat”
700	SF	Remove and Replace Reinforced Concrete Inlet Top Slab
800	CY	Miscellaneous Structural Concrete
800	CY	Miscellaneous Non-Structural Concrete
360	LF	Perforated Polyvinyl Chloride (PVC) Underdrain – 6-inch Dia. Pipe
100	LF	Solid Polyvinyl Chloride (PVC) Underdrain – 8-inch Dia. Pipe
2000	LF	Silt Fence - per Linear Foot
270	CF	Brick Masonry for Misc. Drainage Structures
540	SF	Parging of Drainage Structures
3600	TON	Hot Mix Asphalt Super Pave 12.5 mm PG 64-22
3600	TON	Hot Mix Asphalt Super Pave 19.0 mm PG 64-22
2700	SY	Full Depth Patching
1800	SY	Milling Hot Mix Asphalt Pavement Up to Two Inches Depth
2700	SY	Remove and Replace Residential Driveway Entrance
4500	LF	Reflective Thermoplastic Pavement Markings - 5 Inches Wide
3600	LF	Remove and Replace Concrete Curb and Gutter
7200	SF	Remove and Replace Concrete Sidewalk
1800	SF	Remove and Replace Concrete Handicap Access Ramp
1080	LF	Galvanized Chain Link fence – Up to 4 Foot High
700	LF	Galvanized Chain Link fence – Greater than 4 Foot to 8 Foot High
36000	SY	Furnish and Place Topsoil – 4 Inch Depth
45000	SY	Permanent Seeding and Mulching
1800	SY	Sodding - per Square Yard
36000	SY	Soil Stabilization Matting Type A
540	EA	Tree Removal, Up to Six Inches Diameter (0” – 6” DBH)

6. The Bid must be on the forms provided with the specification, as specified in Part I, section 1.21: Bid Due Date and Submittal Requirements. The Bid forms shall be filled out completely stating price per each item and shall be signed by the Bidder giving his full name and business address. The Bid Package shall be submitted electronically as specified in Part I, section 1.8: Receipt of Bids.

7. Bid Security. Unless otherwise required by State of Federal law or regulation or as a condition to State of Federal assistance, no bid, performance, or payment bonds may be required by the Purchasing Agent to be posted if the contract price does not exceed Two-Hundred Fifty Thousand Dollars (\$250,000.00). Please refer to IFB Part I, Instructions to Bidders, Section 1.12 Bid Security.

8. Examination of Site and Data. Each Bidder shall examine the specifications carefully, shall visit the site of the contemplated work, and shall familiarize itself thoroughly with all conditions of the contemplated work. Should doubt arise regarding any meaning, intent, or condition of the specifications, or site, the Bidder shall make inquiry before submitting a bid. Submission of a bid will indicate that the Bidder understands thoroughly the specifications and the conditions at the site of the work.

9. Bonding. Performance and Payment bonds are required when the initial Contract Price exceeds Two Hundred Fifty Thousand Dollars (\$250,000.00).

10. Unbalanced bid. Bidders are specifically warned against unbalancing their bid as this may render them nonresponsive and /or non-responsible.

11. Nondiscrimination. In connection with the performance of work under

LEGALS

this Contract, a Contractor who is the recipient of County funds, or who proposes to perform any work or furnish any goods under this agreement shall not discriminate against any worker, employee or applicant, or any member of the public because of religion, race, sex, age, sexual orientation, national origin, physical or mental disability, or perceived disability. Discriminatory practices based upon the foregoing are declared to be contrary to the public policy of the County. The Contractor agrees to be in full compliance with the Federal mandates of the Americans with Disabilities Act. The Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services; and Contractors and sub-contractors and all labor organizations, furnishing skilled, unskilled and craft union skilled labor, or who may perform any such labor services in connection with this contract.

12. This project requires **20%** Minority Business Enterprise and **50%** County Based Small Business participation as described in more detail in Part I, **Instructions to Bidders**, Sections 1.36 and 1.37, **Jobs First Act and Minority Business Enterprises Notice and County Based Small Business Participation Requirements**.

13. The Contract shall be awarded to the responsible and responsive Bidder offering the lowest bid to the County in accordance with County Code § 10A-101(37 and 38).

14. An *optional* virtual Pre-Bid Conference will be held on June 26, 2025 at 10:00 a.m. local prevail ing t ime, via Teams at **Join the meeting now** Or join using meeting I.D.: 252 790 623 09 password uaQKxg.

By Authority of
Tara A. Jackson
Acting County Executive

149954 (6-12,6-19,6-26)

LEGALS

REASONABLE SUMMARY OF HYATTSVILLE
ORDINANCE 2025-03

AN ORDINANCE ADOPTING AN ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026, FOR THE GENERAL PURPOSE; FIXING THE TAX RATES FOR THE FISCAL YEAR BEGINNING JULY 1, 2025; AUTHORIZING COLLECTION OF TAXES HEREIN LEVIED, AND APPROPRIATING FUNDS FOR THE FISCAL YEAR.

The tax rates for FY26 for the City of Hyattsville are set as follows:

TAX TYPE		RATE				
Real Property (includes land, improvements and fixtures)	sixty-three cents (\$.63) on each one hundred (\$100.00) dollars of assessed value					
Operating property of public utilities and contract carriers	one dollar and ninety-eight cents (\$3.00) on each one hundred (\$100.00) dollars of assessed value					
Tangible operating personal property, including commercial inventory	one dollar and fifteen cents (\$1.15) on each one hundred (\$100.00) dollars of assessed value					
University Town Center Special Tax District		RATE				
A	B	C	D	E	F	G
		(C times D)		Total G \$1,342,000 divided by total E 2,014.38 (E times F)		
Building Square Feet (sf) Dwelling Unit (du) Parking Space (ps)						
Land Use Class	Number of Parcels	Parking	Equivalent Use Rate	Equivalent Use Factors (EUF)	Special Tax Per EUF	Special Tax Requirement
Office	5	1,044,091	0.701/0,000 sf	730.86	\$666.21	\$486,908.10
Retail	5	231,881	1,027/0,000 sf	218.16	\$666.21	\$145,339.28
Residential	137	1,032	1.00/du	1,032.00	\$666.21	\$687,527.88
Parking	3	1,668	0.02/ps	33.36	\$666.21	\$22,224.74
Total	150			2,014.38		\$1,342,000.00

The City Treasurer is hereby authorized and directed to collect the taxes herein levied by this ordinance. Taxes not paid by the date due will be assessed interest and be subject to penalties.

The annual budget for FY26 for the City of Hyattsville was the subject of a public hearing on May 5, 2025, and adopted by the City Council of the City of Hyattsville, Maryland at a public meeting on June 2, 2025 as follows:

That pursuant to Section C5-6 of the Hyattsville City Charter the annual budget as follows:

City of Hyattsville – FY2026 Budget					
	General Fund	Capital Projects Fund	Special Revenue Fund	Debt Service Fund	Total All Funds
Revenue & Other Sources:					
Local Taxes:					
Real Property Taxes	\$19,594,535	0	0	\$0	\$19,594,535
Personal Property Taxes	915,000	0	0	0	915,000
Operating Property	1,271,000	0	0	0	1,271,000
Income Tax	3,951,088	0	0	0	3,951,088
Admissions and Amusement Taxes	150,000	0	0	0	150,000
Subtotal - Local Taxes	25,881,623	0	0	0	25,881,623
Other Revenue & Sources					
Licenses and Permits	736,000	0	0	0	736,000
Other Governments - Grants	1,446,425	8,079,822	200,000	0	9,726,247
Service Charges	136,900	0	100,000	0	236,900
Fines and Forfeitures	728,200	0	1,247,500	0	1,975,700
Miscellaneous	1,150,700	0	0	0	1,150,700
Bond / Note Proceeds	0	7,583,733	0	0	7,583,733
Lease Proceeds	0	0	0	0	0
Other Sources - Transfers In/ Out	0	0	0	0	0
Sub-total	4,198,225	15,663,555	1,547,500	0	21,409,280
Total Revenue - Sources	30,079,848	15,663,555	1,547,500	\$0	47,290,903
Expenditures & Other Uses:					
Legislative	\$722,383	\$0	\$0	\$0	\$722,383
General Government	5,336,549	7,041,483	200,000	0	12,578,0329
Police	13,596,704	221,822	522,775	0	14,341,301
Parking Compliance	0	0	718,048	0	718,048
Code Compliance	903,432	\$0	0	0	903,432
Legislative/General/ Public Safety Subtotal	20,559,068	7,263,305	1,440,823	0	29,263,196
Public Works	8,270,817	7,858,000	0	0	16,128,817
Community Services/ PEG	1,125,538	0	100,000	0	1,225,538
Community Development	699,595	0	0	0	699,595
Other Financing - Cash - Transfers-In	0	0	0	2,018,231	2,018,231
Cash - Transfers-Out	2,018,231	0	0	0	2,018,231
Proposed COLA Cost	355,754	0	0	0	355,754
Subtotal	12,469,935	7,858,000	100,000	0	20,427,935
Total Expenditures-Uses	33,029,003	15,121,305	1,540,823	0	49,691,131

Excess of Revenue and Other Sources over Expenditures and Other Uses	(\$2,949,155)	\$542,250	\$6,677	\$0	(\$2,400,228)
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Beginning Fund Balance	\$28,368,828
Ending Fund Balance	\$25,419,673

The City Council may from time to time during the fiscal year amend this budget by Ordinance for any amount as approved by 2/3 of the Council.

This Ordinance was introduced on May 19, 2025, at a public meeting and then adopted on June 2, 2025, at a public meeting by the City Council of the City of Hyattsville, Maryland. The Ordinance is posted and available for inspection through July 1, 2025, at the City Hall at 4310 Gallatin Street, Hyattsville, MD 20781. Additionally, to obtain Hyattsville Ordinance 2025-03 in its entirety, please contact Nate Groenendyk, City Clerk, at (301) 985-5001 or go to www.hyattsville.org.

149920 (6-12,6-19)

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,
TRANEKA TQ 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)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
John Ansell
Jason Beers
1099 Waterson Road, Suite 301
Linthicum Heights, MD 21090
Substitute Trustees,
Plaintiffs
v.
Samantha Tabarias
1211 Doewood Lane
Capitol Heights, MD 20743
Defendant

In the Circuit Court for Prince George’s County, Maryland Case No. C-16-CV-24-005821

Notice is hereby given this 5th day of June, 2025, by the Circuit Court for Prince George’s County, that the sale of the property mentioned in these proceedings, made and reported, will be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 7th day of July, 2025, provided a copy of this notice be published in a newspaper of general circulation in Prince George’s County, once in each of three successive weeks before the 7th day of July, 2025. The Report of Sale states the amount of the foreclosure sale price to be \$425,000.00. The property sold herein is known as 1211 Doewood Lane, Capitol Heights, MD 20743.

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149950 (6-12,6-19,6-26)

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)

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

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, GA 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)

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

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

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 \$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.

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

149841 (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

5407 13TH AVENUE
HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated April 25, 2014 and recorded in Liber 35969, Folio 181, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$126,000.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 1, 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 \$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.

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

149915 (6-12,6-19,6-26)

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 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 \$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

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

9300 ALLENTOWN ROAD
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated August 13, 2008 and recorded in Liber 29965, Folio 234, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$258,825.00, 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

JULY 1, 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 \$23,000.00 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

149916 (6-12,6-19,6-26)

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.

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

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

9401 DANIA COURT
FORT WASHINGTON, MD 20744

By authority contained in a Deed of Trust dated April 19, 2019 and recorded in Liber 42142, Folio 485, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$305,250.00, and an interest rate of 5.750%, 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

JULY 1, 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 \$31,000.00 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

149917 (6-12,6-19,6-26)

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

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 \$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.

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

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

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

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

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

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 \$22,000.00 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

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

2908 CITRUS LANE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 7, 2002 and recorded in Liber 17360, Folio 729, modified by Loan Modification Agreement recorded on April 1, 2015, at Liber No. 36835, Folio 531, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$237,500.00, and an interest rate of 4.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 1, 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 \$20,000.00 by certified funds only (no cash accepted) required at time of auction. Balance of the purchase price to be paid within 10 days of ratification of sale by the Court, with interest at the note rate from date of sale to settlement. If settlement is delayed for ANY reason, there shall be no abatement of interest or taxes. All private utility, water and sewer facilities charges, front foot benefit payments, ground rent, or condo/HOA assessments, not otherwise divested by ratification of the sale are payable by purchaser without adjustment. Real estate taxes and all other public charges, or assessments, to be adjusted as of date of sale. Transfer and recordation taxes, and all other costs incident to settlement, shall be borne by purchaser. Purchaser shall be responsible for obtaining physical possession of the property.

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

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

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

149918 (6-12,6-19,6-26)

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

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.

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

Tidewater Auctions, LLC
(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

JUNE 17, 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.

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

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

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

5408 14TH PLACE
HYATTSVILLE, MD 20782

By authority contained in a Deed of Trust dated August 30, 2005 and recorded in Liber 23646, Folio 259, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$187,000.00, and an interest rate of 6.500%, 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

JULY 1, 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 \$21,000.00 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

149919 (6-12,6-19,6-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RONALD DEWAYNE BIBB SR

Notice is given that O'BREND A BIBB, whose address is 903 Stag Way, Fort Washington, MD 20744-6820, was on March 31, 2025 appointed personal representative of the small estate of RONALD DEWAYNE BIBB SR, who died on March 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.

O'BREND A BIBB
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136784
149927 (6-12)

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

BEFORE THE REGISTER
OF WILLS
IN THE ESTATE OF:
MARGARET G MCKEITHEN
ESTATE NO: 133052

PUBLIC NOTICE
TO CAVEAT

To all persons interested in the above estate:

Notice is given that a petition to caveat has been filed by Edna D. West challenging the will dated October 8, 2019.

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

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

149928 (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
HARRY JOSEPH LAWRENCE

Notice is given that John Lawrence, whose address is 6218 Seminole Pl, Berwyn Heights, MD 20740, was on May 29, 2025 appointed personal representative of the small estate of Harry Joseph Lawrence who died on March 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 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.

JOHN LAWRENCE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137037
149923 (6-12)

LEGALS

Nancy L. Miller
8808 Old Branch Avenue
Clinton, MD 20735
301-868-2350

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIGHMAN EDWARD SMITH
AKA: TILGHMAN EDWARD SMITH

Notice is given that John A Smith, whose address is 16023 Woodville Rd, Brandywine, MD 20613-4145, was on May 30, 2025 appointed Personal Representative of the estate of Tighman Edward Smith, who died on April 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 30th 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.

JOHN A 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. 137426
149934 (6-12,6-19,6-26)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ADIAHA SAMBO
AKA: ADIAHA AKAN

Notice is given that Gloria Eno-Abasi Akan, whose address is 9329 Wyatt Drive, Lanham, MD 20706, was on November 21, 2024 appointed personal representative of the small estate of Adiaha Sambo who died on June 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.

GLORIA ENO-ABASI AKAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135526
149924 (6-12)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
RENE GHOLSTON MYERS

Notice is given that Joseph Myers, whose address is 8202 Huntwood Ct, Clinton, MD 20735-1927, was on June 2, 2025 appointed personal representative of the small estate of Rene Gholston Myers, 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 shall file their objections with the Register of Wills within 30 days after the date of publication of this Notice. All persons having an objection to the probate of the will shall file their objections with the Register of Wills within six months after the date of publication of this Notice.

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

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

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

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

JOSEPH MYERS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137555
149925 (6-12)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HAYWARD PRENTICE

Notice is given that Cynthia Miller Prentice, whose address is 4619 Alcon Dr, Temple Hills, MD 20748-3715, was on June 2, 2025 appointed personal representative of the small estate of Hayward Prentice, 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 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.

CYNTHIA MILLER PRENTICE
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137194
149926 (6-12)

LEGALS

Byrd & Byrd, LLC
Natalie A. Peroutka, Esq.
14300 Gallant Fox Lane, Suite 120
Bowie, MD 20715
301-464-7448

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
OMIA MARY CHISLEY

Notice is given that Carroll Aaron Walton, whose address is 402 Hill Road, Landover (Hyattsville), Maryland 20785, was on May 13, 2025 appointed Personal Representative of the estate of Omia Mary Chisley, who died on January 27, 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 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.

CARROLL AARON WALTON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137343
149936 (6-12,6-19,6-26)

Antoini M Jones
1401 Mercantile Ln Ste 300
Upper Marlboro, MD 20774-4319
301-277-0770

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DENISE COOLEY

Notice is given that Acacia A Reeder, whose address is 2600 Brinkley Rd Apt 1001, Fort Washington, MD 20744-1985, was on May 14, 2025 appointed Personal Representative of the estate of Denise Cooley, who died on July 17, 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 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.

ACACIA A REEDER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 130259
149937 (6-12,6-19,6-26)

THE PRINCE GEORGE’S POST

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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. Zukerberg 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)

LEGALS

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)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
WALTER COFER SR

Notice is given that Philip Cofer, whose address is 8402 Radford Ave, Alexandria, VA 22309-2527, was on May 8, 2025 appointed Personal Representative of the estate of Walter Cofer Sr who died on February 22, 2025 with a will.

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

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

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

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

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

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

PHILIP COFER
Personal Representative

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

Estate No. 136750

149785 (5-29,6-5,6-12)

LEGALS

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)

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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)

NOTICE

SHARON NKWAIN Plaintiff

vs.

JUNIOR NGWA Defendant

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

CASE No. C-16-FM-23-000334

NOTICE IS HEREBY given this 4th day of June, 2025, by the Circuit Court of Prince George’s County, Maryland, that the sale of the property mentioned in these proceedings, specifically, 404 Jeanwood Ct. Bowie, MD 20721 made and reported by the Trustee, V. Peter Markuski, Jr., will be ratified and confirmed, unless cause to the contrary be shown on or before the 7th day of July, 2025,

PROVIDED, a copy of this Notice be inserted in a newspaper published in said County, one in each of three (3) successive weeks before the 7th day of July, 2025.

THE REPORT STATES the amount of the sale to be Seven Hundred Nine Thousand Dollars (\$709,000.00).

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

True Copy—Test:
Mahasin El Amin, Clerk

149921 (6-12,6-19,6-26)

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

REQUEST FOR PROPOSAL DEVELOPMENT OPPORTUNITY NEAR
A METRO STATION
29 Bayou Avenue, Capitol Heights, MD 20743

On June 9, 2025, The Redevelopment Authority of Prince George’s County (the “RDA”) in partnership with the Town of Capitol Heights (the “ToCH”), jointly issuing this Request for Proposals (“RFP”) “**RFP NO. 2025-06 Development Opportunity for 29 Bayou Avenue, Capitol Heights, MD 20743**”.

The Town of Capitol Heights, by and through the Redevelopment Authority of Prince George’s, a public body corporate and politic, existing under the laws of the State of Maryland, is hereby soliciting proposals from qualified developers and/or development teams to acquire, design, finance, construct and/or manage a mixed-use / residential development on an approximately \.05-acre (or 45,738 square feet) parcel located at 29 Bayou Avenue, Capitol Heights, MD 20743 (the “Development Parcel” or “Site”). The Development Parcel is nestled in the bustling Town of Capitol Heights and is about a *tenth of a mile away from the Capitol Heights metro station*.

To review and download a copy of the above referenced Request For Proposals (RFP No. 2025-06) please visit the RDA website at: <https://www.princegeorgescountymd.gov/departments-offices/redevelopment-authority/solicitations/invitation-bids>

For questions, please contact:

Ashlee N. Green
Real Estate Development Project and Program Manager
Redevelopment Authority
9200 Basil Court, Suite 504
Largo, Maryland 20774
29BayouAve@co.pg.md.us

149922 (6-12,6-19)

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

Joyce Ann Williams
7981 Eastern Avenue, Suite C-4
Silver Spring, MD 20910
301-585-1970

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROGER W. HILL

Notice is given that Robin LeAnn Hill, whose address is 4020 Minnestoa Ave NE, #542, Washington, DC 20019, was on May 21, 2025 appointed Personal Representative of the estate of Roger W. Hill, who died on March 20, 2017 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, 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.

ROBIN LEANN 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. 136063
149938 (6-12,6-19,6-26)

Borsoni & Cooney, LLC
Teresa M. Cooney, Esq.
2500 Wallington Way, Ste 102
Marriottsville, MD 21104
410-442-1088

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANGEL M. SKIPPER

Notice is given that Scottie J. McClam, whose address is 6011 Emerson Street Unit 315, Bladensburg, MD 20710, was on May 29, 2025 appointed Personal Representative of the estate of Angel M. Skipper, who died on October 28, 2022 without a will. There was a prior small estate proceeding.

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

All persons having any objection to the appointment (or to the probate of the decedent’s will) shall file their objections with the Register of Wills on or before the 29th day of 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.

SCOTTIE J. MCCLAM
Personal Representative

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

Estate No. 130031
149946 (6-12,6-19,6-26)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
FLORAZELL P BOLDEN

Notice is given that Marie Bolden, whose address is 5606 Fargo Ave, Oxon Hill, MD 20745-3215, was on June 2, 2025 appointed Personal Representative of the estate of Florazell P Bolden, who died on March 19, 2025 without a will.

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

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

MARIE BOLDEN
Personal Representative

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

Estate No. 137551
149939 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN T HOLT

Notice is given that Lorenzo Holt, whose address is 8403 Kosaryville Rd, Upper Marlboro, MD 20772-6102, was on May 23, 2025 appointed Personal Representative of the estate of John T Holt, who died on February 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 29th 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.

LORENZO HOLT
Personal Representative

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

Estate No. 136305
149940 (6-12,6-19,6-26)

LEGALS

Public Notice
WSSC Water Amends Temporary Water
Bill Amnesty Program

On June 9, 2025, the Washington Suburban Sanitary Commission (WSSC) adopted an amendment to the Temporary Water Bill Amnesty Program to further assist income-eligible customers with delinquent water/sewer bills. The current program runs through October 31, 2025.

The amendment to the Temporary Amnesty Water Bill Program adds a provision for eligible customers to receive the High Bill Adjustment benefit set forth in Chapter 3.45.100 of the WSSC Code of Regulations for bills that qualify for the High Bill Adjustment and which are part of the eligible balance.

A copy of the signed resolution can be found here: www.wsscwater.com/IGC-amend-25.

For more information and to apply, visit www.wsscwater.com/getcurrent.

The EFFECTIVE DATE OF THE AMENDMENT TO THE TEMPORARY AMNESTY PROGRAM IS JULY 15, 2025.

149959 (6-12)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**AUDREY E DAVIS
AKA: AUDREY ELAINE DAVIS**

Notice is given that Gina M Davis, whose address is 10607 Ignatius Digges Dr, Upper Marlboro, MD 20772-7423, was on May 28, 2025 appointed Personal Representative of the estate of Audrey E Davis who died on January 8, 2025 with a will.

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

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

GINA M DAVIS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136216
149930 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

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

Notice is given that Bianca Carter, whose address is 4503 Sutherland Circle, Upper Marlboro, MD 20772-6102, was on May 23, 2025 appointed Personal Representative of the estate of David Renald Johnson, who died on November 4, 2024 without a will.

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

All persons having any objection to the appointment (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.

BIANCA CARTER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136371
149941 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TYRONE JEFFERSON SR.

Notice is given that Edith L Jefferson, whose address is 7607 Keppel Pl, Clinton, MD 20735-2029, was on June 2, 2025 appointed Personal Representative of the estate of Tyrone Jefferson Sr. who died on March 4, 2025 with a will.

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

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

EDITH L 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. 137482
149931 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDDIE MELVIN WHITAKER III

Notice is given that Tamara L Whitaker, whose address is 13619 Wood Ember Dr, Upper Marlboro, MD 20774-4201, was on June 2, 2025 appointed Personal Representative of the estate of Eddie Melvin Whitaker III, who died on April 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 2nd day of December, 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.

TAMARA L WHITAKER
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137503
149942 (6-12,6-19,6-26)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Emergency Ordinance O-5-25 Authorizing the Acquisition of Certain Real Property Located at 15200 Major Lansdale Blvd., Bowie, Maryland, 20716, Comprising Approximately 11.97± Acres, Being the Property Identified as Tax Map 55, Grid B1, Lot 1, Tax ID No. 07-3131711, is scheduled to be held at 8:00 p.m., Monday, June 16, 2025. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, June 16, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

149947 (6-12)

THE PRINCE GEORGE’S POST NEWSPAPER
Serving Prince George’s County
Since 1932

Call 301-627-0900 Fax 301-627-6260

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROBERT R GRANT

Notice is given that Lori P Emmert, whose address is 6013 Buffalo Rd, Mount Airy, MD 21771-7421, was on June 3, 2025 appointed Personal Representative of the estate of Robert R Grant who died on March 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 (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 December, 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.

LORI P EMMERT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137567
149932 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GWYNNE LANIER TAVEL SR

Notice is given that Nathalie Tavel, whose address is 7800 Brooklyn Bridge Rd, Laurel, MD 20707, was on June 2, 2025 appointed Personal Representative of the estate of Gwynne Lanier Tavel Sr, who died on May 15, 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 2nd day of December, 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.

NATHALIE TAVEL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137558
149943 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
STEPHANIE ANN STOCKMAN

Notice is given that Merion F Ireton, whose address is 6309 Naval Ave, Lanham, MD 20706-3528, was on June 3, 2025 appointed Personal Representative of the estate of Stephanie Ann Stockman who died on March 6, 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 December, 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.

MERION F IRETON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137497
149933 (6-12,6-19,6-26)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
BOBBY JAMES GILL

Notice is given that Nataya Gill, whose address is 4905 Nash St NE Apt 302, Washington, DC 20019-8105, was on June 2, 2025 appointed Personal Representative of the estate of Bobby James Gill, who died on March 30, 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 2nd day of December, 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.

NATAYA GILL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137337
149944 (6-12,6-19,6-26)

LEGALS

LEGAL NOTICE
CITY OF BOWIE, MD
PUBLIC HEARING

A Public Hearing for Emergency Ordinance O-6-25 Amending the Adopted Budget for the Fiscal Year Beginning July 1, 2024, and Ending June 30, 2025, As Embodied in Ordinance O-4-24, and Amended by Ordinances O-7-24, O-2-25 and O-3-25 to Appropriate Funds for the Acquisition of Certain Real Property as Described in Ordinance O-5-25, Known as the Regal Theater Property is scheduled to be held at 8:00 p.m., Monday, June 16, 2025. Those wishing to provide testimony / comments for the public hearing can sign up to speak prior to the beginning of the meeting, or email written testimony / comments to cityclerk@cityofbowie.org. Deadline for submittal of written testimony / comments is 7:00 p.m., Monday, June 16, 2025. Residents may attend the meeting in person in the Council Chambers at Bowie City Hall, 15901 Fred Robinson Way, Bowie, MD 20716, or may view meetings online at www.cityofbowie.org/viewmeetings or on Verizon channel 10 or Comcast channel 71 and 996. For more information, contact the City Clerk at 301-809-3029 or ahernandez@cityofbowie.org.

Alfred D. Lott
City Manager

149948 (6-12)

LEGALS

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)

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

v.

Deborah Wright

**IN THE CIRCUIT COURT FOR
PRINCE GEORGE’S COUNTY,
MARYLAND**
C-16-FM-23-006028

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
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)

ORDER OF PUBLICATION
BY POSTING

ROSA TEJADA BOHORQUEZ

VS.

ARTURO TEJADA VASQUEZ, ET AL.

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

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

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

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

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

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

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

MAHASIN EL AMIN
Clerk of the Circuit Court for
Prince George’s County, MD
True Copy—Test:
Mahasin El Amin, Clerk
149826 (5-29,6-5,6-12)

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	\$244,004
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)

LEGALS

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)

CORRECTED
ORDER OF PUBLICATION

WEEPING CHERRY LLC

v.

The Estate of Robert D. Shannon, et al.

Defendants.

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

The object of this proceeding is to secure foreclosure of all rights of redemption from tax sale on the property known as 21,780.0000 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.

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)

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)

LEGALS

NOTICE

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

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

Plaintiff

v.

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

Defendant

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

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

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

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

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

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

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)

LEGALS

COHN, GOLDBERG & DEUTSCH, LLC
1099 WINTERTON 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

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: 6/25/2025.

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				
2023	LEXUS	IS350	MD	2FJ1425
2018	MITSUBISHI	OUTLANDER	MD	5FH9333
2013	CHEVROLET	MALIBU	NC	DFZ2776
2001	FORD	MUSTANG	MD	3DS9873
2010	NISSAN	MAXIMA	VA	UCW4185
2014	JEEP	COMPASS	MD	8FD9570
2016	LAND ROVER	RANGE ROVER	MD	9FM4285

149963 (6-12)

THE PRINCE GEORGE’S POST

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Fax 301-627-6260

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LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
SHANELLE YVONNE BLAKE

Notice is given that Tyric Alexander FYRCE, whose address is 717 Lauren Drive, Nicholasville, KY 40356, was on May 28, 2025 appointed Personal Representative of the estate of Shanelle Yvonne Blake, who died on July 2, 2024 without a will.

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

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

TYRIC ALEXANDER FYRCE
Personal Representative

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

Estate No. 134236
149945 (6-12,6-19,6-26)

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, Mechanicville, 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)

PUBLIC NOTICE
CHARTER RESOLUTION NO. 25-13
INCORPORATED CITY OF DISTRICT HEIGHTS, MARYLAND

Notice is hereby given that the Mayor and City Commission of the Incorporated City of District Heights, Maryland, will adopt Charter Resolution No. 25-13 at a duly convened meeting on July 3, 2025.

This Charter Resolution amends Article III, Section 313 of the City Charter to clarify the procedures for the retention of enacted ordinances by the Commission. Specifically, the resolution establishes that enacted ordinances shall be kept on file in the City Clerk's office and made available for public inspection.

Summary of Charter Amendment – Section 313, File of Enacted Ordinances:
- Requires that all enacted ordinances be maintained on file in the City Clerk's office.
- Ensures such ordinances are accessible for public inspection during regular business hours.

This Charter Resolution shall become effective on August 22, 2025, unless on or before August 12, 2025, a valid Petition for Referendum is filed in accordance with Title 4, Subtitle 3 of the Local Government Article of the Annotated Code of Maryland.

A complete and exact copy of the Charter Resolution is available for public inspection at the District Heights Municipal Center, 2000 Marbury Drive, District Heights, Maryland 20747, during regular business hours. For more information, please contact the City Clerk at (301) 336-1400 or kwarren@districtheights.org.

Published this 9th day of June, 2025.
/s/ Kenneth Warren
City Clerk
Incorporated City of District Heights
2000 Marbury Drive
District Heights, Maryland 20747

149961 (6-12)

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
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)

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)

LEGALS

ORDER OF PUBLICATION

DINORA ALVARENGA
SANCHEZ

VS.

ALEXANDER AMADOR AVILA

In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-003230

ORDERED, ON THIS 9th day of June, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, Alexander Amador Avila is hereby notified that the Plaintiff, has filed a COMPLAINT FOR SOLE LEGAL AND SOLE PHYSICAL CUSTODY and MOTION FOR SPECIAL FINDINGS OF FACT AND LAW PURSUANT TO MARYLAND ANNOTATED CODE FAMILY LAW 1-201(b) naming him/her as the defendant and stating that the Defendant's last known address is: La Venta Municipal Las Delicias, Choluteca, Honduras 51101, Honduras, and therefore it is;

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

ORDERED, said posting to be completed by the 9th day of July, 2025; and it is further;

ORDERED, THAT THE DEFENDANT, ALEXANDER AMADOR AVILA, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE 8th 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
149958 (6-12,6-19,6-26)

LEGALS

NOTICE OF INTENT TO DISPOSE OF
IMPOUNDED VEHICLES

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

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

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

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

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

YEAR	MAKE	MODEL	VIN
2004	Mercedes-Benz	E	WDBUH82J94X112807
2015	Chevrolet	Cruze	1G1PG5S82F7236101
2018	Hyundai	Elantra	5NPD84LF3JH315137
2007	Honda	Odyssey	5FNRL38207B113030
2001	Chevrolet	Cavalier	1G1JF52T017134662
2011	GMC	Acadia	1GKKVSEDXBJ237646
2012	Chevrolet	Malibu	1G1ZC5EU7C7380102
2014	Volkswagen	Tiguan	WVGAV3AX0EW501280
2008	Chevrolet	Impala	2G1WD58C981325233
2016	Chevrolet	Malibu	1G11CSSA0CF141360
2004	Toyota	Solara	4T1CE38P74U786911
2015	Toyota	Highlander	5TDDKRFH5F5076610
2005	Mercedes-Benz	C	WDBRF40J95F721975
2018	Jeep	Renegade	ZACCJBAB7JPJ42635
149955			(6-12)

LEGALS

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
A MINOR

Adoption No. C-16-FM-24-000324

NOTICE TO UNKNOWN
BIRTH FATHER

To: UNKNOWN BIRTH FATHER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. C-16-FM-24-000324. All persons who believe themselves to be a parent of a male child born April 17, 2016, in Prince George's County, Maryland, to LATONYA RENEE CURRY JACKSON, birth date May 10, 1993, shall file a written response. A copy of the Show Cause Order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206.

If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in Prince George's County and on the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

149951 (6-12,6-19,6-26)

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

IN THE MATTER OF A
PETITION FOR ADOPTION OF
A MINOR

Adoption No. C-16-FM-24-000325

NOTICE TO UNKNOWN
BIRTH FATHER

To: UNKNOWN BIRTH FATHER. You are hereby notified that an adoption case has been filed in the Circuit Court for Prince George's County, Adoption No. C-16-FM-24-000325. All persons who believe themselves to be a parent of a male child born December 30, 2013, in Prince George's County, Maryland, to LATONYA RENEE CURRY JACKSON, birth date May 10, 1993, shall file a written response. A copy of the Show Cause Order may be obtained from the Clerk's Office at the Circuit Court for Prince George's County, Maryland, 14735 Main Street, Upper Marlboro, Maryland 20772, and telephone number: 301-952-5206.

If you do not file a written objection within 30 days after this notice is posted in a newspaper of general circulation in Prince George's County and on the Maryland Department of Human Resources Website, you will have agreed to the permanent loss of your parental rights to this child.

149952 (6-12,6-19,6-26)

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: 6/23/2025.

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

CENTRAL HEAVY DUTY TOWING 11 SE CRAIN HIGHWAY BOWIE, MARYLAND 20716 301-390-9500		
1996 VOLVO	TRUCK WX	4V5DCFPEXTIR726395
2005 MOND	TRAILER	2MN01JAHX51005126
2008 FORD	F150	1FTTRF12W78KD69967
1989 TRAILER	BOAT	FL CUXC49 RZJWA005L889
2014 HONDA	ACCORD	VA TJX5937 1HGC2R2F36EA109145
	TRAVEL CRUISER RV	VA TUE1729 5NPET46C59H547500
2009 HYUNDAI	SONATA	MD 6FD7072 1HGHW31UX82041513
2008 LEXUS	RX400H	VA UKL2579 JTTJHW31UX82041513
2017 BMW	540I	VA THD5435 WBAJE5C37HG917347

ABANDONED RV
WHITE/IVORY RV WITH ORANGE AND BROWN STRIPES, THE WORDS
TRAVEL CRUISER ON THE BACK, AND DEBRIS ON THE INSIDE,
TAG# VA TUE1729
LOCATION:
3915 HOLLY TREE RD, TEMPLE HILLS, MD 20748



CHARLEY'S CRANE SERVICE
8913 OLD ARDMORE RD
LANDOVER, MD 20785
301-773-7670

1996 HONDA ACCORD 1HGCDS63XTA043843

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

1998 CHEVROLET CAMARO WA CHZ5326 2G1FP22K2W2147680

J & J TOWING
8545 DELANO ROAD
CLINTON, MD 20735
301-568-3284

2005 DODGE DURANGO EU1682 1D4HB48N15F526908

J&L TOWING AND RECOVERY
8225 GREY EAGLE DRIVE
UPPER MARLBORO, MD 20772
301-574-0065

2007 HONDA CIVIC MD 7CT8807 1HGFA16507L048625
2005 MAZDA 3 JM1BK143851266221
2002 FORD MUSTANG 1FAFP404X2F185129
2008 HONDA ACCORD JHMCP26398C029608
2014 FORD FOCUS 1FADP32U104570
2002 FORD ECONOLINE VA TSK4074 1FBSS31122HB75548

ABANDONED TRAILER
WOODEN TRAILER WITH YELLOWMETAL ON TOP OF THE WHEEL AND YELLOW CAR WHEEL. DEBRIS ON THE INSIDE
LOCATION:
4706 MANHEIM AVE, BELTSVILLE, MD 20705



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

2002 BAYLINER MARINE 1850BH117 BIYL28BHF202
1985 RV WINNEBAGO 1GBJP37W3F3340704
1996 FORD F250 VA TME4580 1FTHF26H4TEB12401

ABANDONED RV
WHITE/IVORY RV WITH GREEN STRIPES AND THE LETTER W,
LOCATION:
3100 KAVERTON RD, DISTRICT HEIGHTS MD 20747



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

2013 CHEVROLET IMPALA MD 2CN7561 2G1WC5E39D1200704
2011 BUICK LACROSSE MD 4GB9581 1G4GC5ED1BF320681
2006 SUBARU FORESTER WA 763971 JF1SC63646H1749682
2017 TOYOTA PRIUS MD 7GN1754 JTDKARFU8H13531011
2006 TOYOTA 4-RUNNER NY FTA JTBE717RX68036729
2009 HONDA CIVIC CA 8T0V155 1HGFA16539L027920
2017 NISSAN ALTIMA 3N1BCL3E79L371267
2009 NISSAN VERSA MD 7FH6657 1N4AL3AP5H1C196364
2017 HYUNDAI ACCENT MD 4ED5955 KMHCT4AE7HU376393
2004 CHEVROLET EXPRESS VA TYK3689 1GBHG31U241182970
2009 TOYOTA COROLLA 2T1BE40E99C009683

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