

The Prince George's Post Newspaper

Call (301) 627-0900

or

Fax (301) 627-6260

*Your Newspaper
of
Legal Record*

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
5113 Hil Mar Drive, District Heights, MD 20747-3831

By virtue of the power and authority contained in a Deed of Trust from DONNA WYATT, dated October 24, 2007 and recorded in Liber 28995 at Folio 448 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

WEDNESDAY, JULY 23, 2025 AT 3:00 P.M.

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

Lot numbered 125 in Block Lettered "A" as shown on a Plat entitled "PLAT ONE, SECTION ONE, REGENCY TOWNS", which Plat is recorded among the Land Records of Prince George's County, Maryland in Plat Book NLP 125, Folio 34. Being in the 6th Election District of said County.

BEING the fee simple property which by Deed dated July 21, 2004, and recorded in the Land Records of the County of Prince George's, Maryland, in Liber 20505, Folio 106, was granted and conveyed by Suleika L. Brooks unto Donna Wyatt.

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

*****THIS PROPERTY IS BEING SOLD SUBJECT TO A 120 DAY RIGHT OF REDEMPTION BY THE IRS*****

TERMS OF SALE: A deposit of \$22,000.00 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 7.375% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

150125 (7-3,7-10,7-17)

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

6610 FOSTER STREET
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated December 26, 2007 and recorded in Liber 29215, Folio 068, among the Land Records of Prince George's County, Maryland, with an original principal balance of \$221,000.00, and an interest rate of 5.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George's County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duvall 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 22, 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

150126 (7-3,7-10,7-17)

LEGALS

Stephen J. Wallace
The Downs Law Firm, P.C.
322 Main Street, Suite 102
Laurel, Maryland 20707
301-776-7900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOHN J. HEFLIN

Notice is given that Larry L. Heflin, whose address is 933 Nichols Dr., Laurel, MD 20707, was on June 24, 2025 appointed Personal Representative of the estate of John J. Heflin, who died on December 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 24th 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.

LARRY L. HEFLIN
Personal Representative

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

Estate No. 137695

150148 (7-3,7-10,7-17)

LEGALS

Tillena G. Clark, Esq.
10325 Kensington Pkwy
PO Box 476
Kensington, MD 20895-0476
301-941-1952

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONE KRULISCH

Notice is given that Linda Tockey, whose address is 3112 NE Waverly Ct, Bend, OR 97701, was on May 9, 2025 appointed Personal Representative of the estate of Leone Krulisch who died on March 21, 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 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.

LINDA TOCKEY
Personal Representative

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

Estate No. 137148

150102 (6-26,7-3,7-10)

LEGALS

Nickey Earline Patterson
6710 Oxon Hill Road, Suite 210
Oxon Hill, MD 20745
202-709-6726

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LISA DIAL BELL

Notice is given that Nickey Earline Patterson, Esq., whose address is 6710 Oxon Hill Road, Suite 210, Oxon Hill, MD 20745, was on June 11, 2025 appointed Personal Representative of the estate of Lisa Dial Bell, who died on January 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 11th 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.

NICKEY EARLINE PATTERSON, ESQ
Personal Representative

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

Estate No. 137177

150147 (7-3,7-10,7-17)

LEGALS

Christina M. Sturgeon
8609 Westwood Center Drive
Suite 400
Vienna, VA 22182
703-506-1810

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ROY MCKINLEY TIPTON, JR.

Notice is given that Cheryl Lynne Tipton, whose address is 2003 Lakewinds Drive, Reston, VA 20191, and Neal Howard Tipton, whose address is 1755 Sunrock Mountain Road, Blue Ridge, GA 30513, were on June 11, 2025 appointed Co-Personal Representatives of the estate of Roy McKinley Tipton, Jr. who died on February 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 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 December, 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.

CHERYL LYNNE TIPTON
NEAL HOWARD TIPTON
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. 137075

150105 (6-26,7-3,7-10)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EDITH ANN HANDLEY

Notice is given that Sean M Handley, whose address is 13431 Youngwood Turn, Bowie, MD 20715, was on June 24, 2025 appointed Personal Representative of the estate of Edith Ann Handley who died on March 29, 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 24th 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.

SEAN M HANDLEY
Personal Representative

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

Estate No. 137323

150142 (7-3,7-10,7-17)

LEGALS

Zachary W. Worshtil Esq
5415 Water Street
Upper Marlboro, MD 20772-3044
301-627-1000

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES EDWARD SPENCER

Notice is given that Donza Spencer, whose address is 2616 Parkland Dr, District Heights, MD 20747-4802, was on June 10, 2025 appointed Personal Representative of the estate of James Edward Spencer, who died on December 19, 2023 without a will.

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

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

DONZA SPENCER
Personal Representative

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

Estate No. 137335

150106 (6-26,7-3,7-10)

LEGALS

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

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**DONALD EDWARD
BAUMGARTNER**

Notice is given that Michael J Baumgartner, whose address is 12313 Millstream Drive, Bowie, MD 20715, was on June 24, 2025 appointed Personal Representative of the estate of Donald Edward Baumgartner who died on May 10, 2025 with a will.

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

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

MICHAEL J BAUMGARTNER
Personal Representative

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

Estate No. 137767

150143 (7-3,7-10,7-17)

LEGALS

Erica T. Davis
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**MADELINE JONES
AKA: MADLINE JONES**

Notice is given that Michael Jones, whose address is 640 West 51st Place, Gary, Indiana 46408, was on February 20, 2025 appointed Personal Representative of the estate of Madeline Jones Aka: Madline Jones, who died on November 7, 2024 without a will.

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

All persons having any objection to the appointment (or to the probate of the decedent's will) shall file their objections with the Register of Wills on or before the 20th day of August, 2025.

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

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

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

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

MICHAEL 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. 136398

150110 (6-26,7-3,7-10)

The Prince George’s Post!

Call 301-627-0900

Your Newspaper of Legal Record

Serving

Prince George’s County Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CLARENCE ALBERT CARTER
AKA: CLARENCE CARTER
CLARENCE ALBERT CARTER JR

Notice is given that Stephanie Carter, whose address is 3116 63rd Pl, Cheverly, MD 20785-3116, was on June 23, 2025 appointed Personal Representative of the estate of Clarence Albert Carter 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 23rd 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.

STEPHANIE 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. 137748
150145 (7-3,7-10,7-17)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EARLEAN S. GROGAN

Notice is given that Thomas J. Kokolis, Esquire, whose address is 110 N. Washington Street, #500, Rockville, Maryland 20850, was on May 21, 2025 appointed personal representative of the small estate of Earlean S. Grogan, who died on August 14, 2020 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, except if the decedent died before October 1, 1992, nine months from the date of 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.

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. 117931
150168 (7-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GEORGE EDWARD SLOAN

Notice is given that Rita Sloan, whose address is 93 Hidden Pines Dr, Richmond, VT 05477-9026, was on June 24, 2025 appointed Personal Representative of the estate of George Edward Sloan who died on May 31, 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 24rd 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.

RITA SLOAN
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137744
150146 (7-3,7-10,7-17)

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LAURENCE EDMONDSTON COFFIN JR.

Notice is given that Thomas Amory Coffin, whose address is 7 Berrywood Circle, Little Rock, Arkansas 72205-5109, and Alisa Winthuyssen Coffin, whose address is 2021 Hall Avenue, Tifton, Georgia 31794 were on June 25, 2025 appointed personal representative of the small estate of Laurence Edmondston Coffin Jr. who died on February 15, 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 co-personal representatives 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 co-personal representatives 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 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 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.

THOMAS AMORY COFFIN
ALISA WINTHUYSEN COFFIN
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. 110210
150177 (7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JAMES PICKENS
AKA: JAMES A PICKENS

Notice is given that Kiwani Pickens, whose address is 3016 South Grv, Upper Marlboro, MD 20774-2467, was on June 24, 2025 appointed Personal Representative of the estate of James Pickens, who died on April 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 24th 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.

KIWANI PICKENS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137692
150149 (7-3,7-10,7-17)

LEGALS

Robert M. Burke
300 Charles Street
PO Box 2283
La Plata, MD 20646
240-349-2768

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HORACE E. HENSLEY

Notice is given that Tony A. Hensley, whose address is 14172 Spring Branch Drive, Upper Marlboro, MD 20772, was on June 25, 2025 appointed personal representative of the small estate of Horace E. Hensley 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 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.

TONY A. HENSLEY
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137775
150176 (7-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HATTIE K MILLER

Notice is given that Sharon Parker, whose address is 5600 Hamilton St, Hyattsville, MD 20781, was on June 18, 2025 appointed Personal Representative of the estate of Hattie K Miller, who died on May 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 18th 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.

SHARON 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. 137509
150150 (7-3,7-10,7-17)

LEGALS

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

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ARTHUR BOYCE WEBB

Notice is given that Sarah Johns Webb, whose address is 12312 Mika Ln, Bowie, MD 20715, was on July 1, 2025 appointed personal representative of the small estate of Arthur Boyce Webb who died on April 9, 2024 with a will.

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

All persons having any objection to the appointment 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.

SARAH JOHNS WEBB
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136899
150178 (7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NADINE THERESA BRANCH

Notice is given that Troy A Ware Jr, whose address is 2755 Sweetwater Ct, District Heights, MD 20747-2786, was on June 18, 2025 appointed Personal Representative of the estate of Nadine Theresa Branch, 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 18th 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.

TROY A WARE 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. 137694
150151 (7-3,7-10,7-17)

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

LEGALS

Stacie Simon Rogers, Esq.
1340 Smith Avenue, Suite 300
Baltimore, MD 21209
410-337-8900

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MATTHEW J. MARSHALL, JR.

Notice is given that Maria Day-Marshall, whose address is 6329 Joslyn Place, Cheverly, Maryland 20785, was on June 18, 2025 appointed Personal Representative of the estate of Matthew J. Marshall, Jr. who died on March 23, 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 18th 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.

MARIA DAY-MARSHALL
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137731
150190 (7-10,7-17,7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DALE AUGUSTUS TALBERT

Notice is given that Janie K Talbert, whose address is 3100 Bold Ruler Ct, Bowie, MD 20721-1281, was on June 18, 2025 appointed Personal Representative of the estate of Dale Augustus Talbert, who died on May 8, 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 18th 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.

JANIE K TALBERT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137716
150152 (7-3,7-10,7-17)

Damian J. O’Connor
The Collins Firm
1501 Farm Credit Drive, Suite 2000
McLean, VA 22102
703-748-3400

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOANNE M. PASQUINELLI

Notice is given that Karen A. Short, whose address is 8465 Millwood Pl, West Springfield, VA 22152, was on June 26, 2025 appointed Personal Representative of the estate of Joanne M. Pasquinnelli who died on November 3, 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 26th 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, 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.

KAREN A. SHORT
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE’S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137652
150191 (7-10,7-17,7-24)

The Prince George’s Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George’s County Since 1932

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: **7/21/2025.**

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

2024	MAZDA	CX30	VA	TJG8079	3MVDMB	CM9RM625988
2010	CHEVROLET	SILVERADO	VA	TRD1891	1GCPCE	XX0AZ199150
2003	LINCOLN	AVIATOR	VA	TKR3009	5LMEU8	8H43ZJ23683
	BOAT.	AVU1020252269	MD	8081AV		
	TRAILER	AVU24B20251487			8071128	
	CHEVROLET	RV			73LD7108755	

ABANDONED BOAT
WHITE BOAT WITH NAVY BLUE STRIPE AT TOP.
ID# MD 8180 AV.
LOCATION:
6100 ACCOKEEK RD, BRANDYWINE, MD 20613



ABANDONED TRAILER
WHITE BOX TRAILER
LOCATION:
9300 VAUGHN PL, LANHAM, MD 20706



ABANDONED RV
WHITE AND BROWN WITH BLACK STIPE WITH
DEBRIS ON THE BACK
LOCATION:
10210 AEROSPACE RD, LANHAM, MD 20706



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

2006	LAND ROVER	RANGE ROVER		SALSF25476A	968106
------	------------	-------------	--	-------------	--------

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

2003	TOYOTA	CAMRY		JTDBE32KX	30167318
------	--------	-------	--	-----------	----------

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

2011	MERCEDES BENZ	R-CLASS	MD	3CZ4689	4JGCB6FE3BA119988
------	---------------	---------	----	---------	-------------------

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

2007	HONDA	PILOT	MD	7FH3079	5FNYF18527B028563
2012	JEEP	GRAND MD	4ET1614	1C4RJFAG6CC	244967
		CHEROKEE			

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

1998	MERCEDES-BENZ	ML55		4JGAB54E6WA	004652
2006	LINCOLN	NAVIGATOR	MD	51358M2	5LMPFU28526LJ15158
	BOAT	AVU24A20252363	PA	3530D	

The Prince

George’s Post

Newspaper

Call

301-627-0900

or

Fax

301-627-6260

LEGALS

ABANDONED TRAILER AND BOAT
WHITE BOAT WITH LIGHT BLUE STRIPE AT TOP.
ID# PA 3530 D.
LOCATION:
5135 INDIAN HEAD HWY, OXON HILL, MD 20745



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

2003	ACURA	TL		19UUA56893A	008963
2008	HYUNDAI	ELANTRA		KMHU46D48U316265	

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

2000	FORD	F-350	MD	2AZ3777	1FTWW32F3YEA15165
1981	HONDA	XL80S			H00400BK101877
1992	SUZUKI	GSX-R1100			JS1GV73A9N2102271
1988	MERCEDES BENZ	CLK320	VA	3892XR	WDBLJ65G3WF009816
1999	FORD	E350	MD	5FA2405	1FBSS31L6XHA84886
2003	DODGE	GRAND	DC	FD5243	2D8GP54L33R361326

2013	TOYOTA	PRIUS		JTDKN3DU0D1624647	
2010	FORD	TRANSIT	VA	TTU6304	NM0LS7BN5AT039625
2003	CHEVROLET	EXPRESS	MD	40400CM	1GCGG25V631208909
2015	DODGE	JOURNEY	VA	TKF5770	3C4PDCBG7F1542450
2006	AUDI	A4	VA	TSK8746	WAUDE78E76A082298
2006	MERCURY	MILAN	MD	TR016706	3MEFM08146R603729
2010	TOYOTA	RAV4	VA	TTP2972	2T3ZF4DV2AW036286
1998	MERCEDES-BENZ	CLK320	VA	3892XR	WDBLJ65G3WF009816

150210 (7-10)

LEGALS

LM File No.: 1481-00001

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Nas Invest LLC, Plaintiff,
vs.

Frank N. Thomas, Personal Representative of the Estate of Lillie Mae Thomas; Unknown Successor Personal Representative of the Estate of Lillie Mae Thomas; Estate of Lillie Mae Thomas; The testate and intestate successors of Lillie Mae Thomas, deceased, and all persons claiming by, through, or under the decedent; The testate and intestate successors of Frank N. Thomas, deceased, and all persons claiming by, through, or under the decedent; Prince George’s County, Maryland; and any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 Fl 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave., Lanham, MD 20706, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 Fl 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave., Lanham, MD 20706, Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. CAE22-25470
(TAX SALE)

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

described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 Fl 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave., Lanham, MD 20706.

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

It is thereupon this 7th day of July, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 1st day of August, 2025, warning all persons interested in the property to appear in this Court by the 9th day of September, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

150208 (7-10,7-17,7-24)

LM File No.: 3955-00001

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Steven Johnson, Plaintiff,
vs.

Angela Ayres; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as Lots 33,34 5,000.0000 Sq.Ft. Eagle Harbor Blk 10 Assmt \$2,500 Lib 34385 Fl 565 and being identified on the Tax Roll as Parcel ID: 08-0828814, and which may be known as Vacant lot on Wilson Dr., Aquasco, MD 20608, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as 9,243.0000 Sq.Ft. Lincoln Lot 19 Blk R Assmt \$900 Lib 10289 Fl 009 and being identified on the Tax Roll as Parcel ID: 14-1701721, and which may be known as 5708 Edge Ave., Lanham, MD 20706, Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-003691
(TAX SALE)

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

described as Lots 33,34 5,000.0000 Sq.Ft. Eagle Harbor Blk 10 Assmt \$2,500 Lib 34385 Fl 565 and being identified on the Tax Roll as Parcel ID: 08-0828814, and which may be known as Vacant lot on Wilson Dr., Aquasco, MD 20608.

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

It is thereupon this 7th day of July, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 1st day of August, 2025, warning all persons interested in the property to appear in this Court by the 9th day of September, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

150209 (7-10,7-17,7-24)

LEGALS

FIRST AMENDED
ORDER OF PUBLICATION

MUNICIPAL INVESTMENTS, LLC
C/O KENNY LAW GROUP, LLC
11426 YORK ROAD, 1ST FLOOR
COCKEYSVILLE, MARYLAND
21030

Plaintiff

vs.

THE TESTATE AND INTESTATE SUCCESSORS OF JENNIFER JOSEPH, DECEASED, AND ALL PERSONS CLAIMING BY, THROUGH OR UNDER THE DECEDENT

AND

THE ESTATE OF JENNIFER JOSEPH
S/O PERSONAL REPRESENTATIVE

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

6602 GREENLAND ST

AND

Unknown Owner of the property 6602 GREENLAND ST described as follows: Property Tax ID 02-0182378 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.

AND

PRINCE GEORGE’S COUNTY, MARYLAND

Defendants

IN THE CIRCUIT COURT OF MARYLAND FOR PRINCE GEORGE’S COUNTY
CASE NO.: C-16-CV-23-005510

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:

9327 SQ FT & IMPS. BEACON HEIGHTS LOT 8 BLK R Assmt \$300,100 Lib and Fl 4827/356 and assessed to JENNIFER and MAHA-BIL JOSEPH, also known as 6602 GREENLAND ST, Tax Account No. 02-0182378.

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 7th day of July, 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 1st day of August, 2025, warning all persons interested in the property to appear in this Court by the 9th day of September, 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
150211 (7-10,7-17,7-24)

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

P.O. Box 1729
Upper Marlboro, Maryland 20773

In The Estate Of:
ALICIA F. LACY

Estate No.: 137623

NOTICE OF JUDICIAL PROBATE

To all Persons Interested in the above estate:

You are hereby notified that a petition has been filed by Thomas J. Kokolis 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 August 21, 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

150182 (7-10,7-17)

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 SONOVIA C. GALLUP

Notice is given that James C. Wills, whose address is 11302 Attingham Lane, Glenn Dale, MD 20769, was on June 30, 2025 appointed Personal Representative of the estate of Sonovia C. Gallup who died on March 18, 2025 with a will.

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

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

JAMES C. WILLS
Personal Representative

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

Estate No. 137802

150193 (7-10,7-17,7-24)

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: **7/21/2025.**

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

2021	DODGE	CHARGER	MD	7EZ2676	2C3CDX	BG1M515373
2007	BMW	525XI	VA	TJE3522	WBANF33587	CS39976
2022	FORD	BRONCO	MD	62981CJ	1FMDDE5BH9NLA	88891
2008	TOYOTA	TUNDRA	MD	1CK2786	5TFLU52198X	009917
2007	TOYOTA	ELANTRA	VA	TGL3031	5TBDV58117S	463973
2006	HYUNDAI	ELANTRA	MD	8FH7136	KMHILR4AF6MU1	120277
2016	HONDA	ACCORD	MD	4GD7061	1HGCRC2F52GA	162879
2016	LEXUS	ES350	MD	7FP7742	58ABK1GGXGU	028195

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

2023	CHEVROLET	MALIBU	NY	LCF4848	1G1ZD5	5T8PFP197046
2006	NISSAN	ALTIMA	VA	TJH8624	1N4AL11D	96C248800

150212 (7-10)

THIS COULD BE YOUR AD!

Call 301-627-0900 for a quote.

LEGALS

MARYLAND DEPARTMENT OF NATURAL RESOURCES

Notice of Applications Received for a Forest Conservation Plan Approval and the Opportunity to Provide Written Comment or Request an Information Hearing.

Issue Date: July 10, 2025

The Maryland Department of Natural Resources - Forest Service is reviewing the following applications for a Forest Conservation Program Plan Approval. The applications and related information are on file at Maryland Department of Natural Resources-Forest Service, Central Region, at 2 South Bond Street, Suite 101 Bel Air, MD 21014. Arrangements may be made for inspections and copying of file materials.

Opportunity is afforded to interested parties to provide written comments on the lists application(s), or to be placed on the interested persons list for a specific application. If requesting to be placed on the interested persons list, please clearly state this request in written form. Any request for a hearing must be in writing and provide the following information: 1) Name, Address and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) State specifically the issue proposed to be considered at the hearing. If a hearing is scheduled, sign language interpreters and other appropriate accommodation for individuals with disabilities will be provided upon request.

Written comments, requests to be placed on the interested persons list, or requests for a hearing must be received on or before August 11, 2025. Correspondence should be addressed to the Maryland Department of Natural Resources-Forest Service, Central Region, 2 South Bond Street, Suite 101 Bel Air, MD 21014.

Any further notice concerning actions on the following applications will be provided only by mail to those persons on the interested persons list.

Application received:

The Washington Suburban Sanitary Commission (WSSC Water) proposes to rehabilitate multiple sewer lines and manholes within North Sherwood Forest area of Colesville, MD. The project will occur on a total of 12.2 acres, affecting 5.5 acres of existing forest as part of a Forest Conservation Plan (C23-11) submitted to the State of Maryland Forest Conservation Program, Central Region. The project site is in the Anacostia Sub-watershed (#02140205). Information about this project may be obtained by contacting the Central Region Urban and Community Forestry Program Coordinator at FCA.DNR@maryland.gov.

150213 (7-10)

PRINCE GEORGE’S COUNTY GOVERNMENT

Board of License Commissioners

(Liquor Control Board)

REGULAR SESSION

JULY 22, 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.

TRANSFER

Quadri Olabode Johnson, Member/ Authorized Person, for a Class B(BLX), Beer, Wine, and Liquor for the use of The Blvck Tie, LLC, t/a Blvck Cow, 6133 Highbridge Road, Bowie, 20720 transfer from Blacktie Cow, LLC, t/a BLVCK COW, 6133 Highbridge Road, Bowie, 20720, Marlon Selmon, Owner.

NEW – CLASS B, BEER, WINE AND LIQUOR

Catrina Jackson, Member, Elizabeth Greene, Member, for a Class B, Beer, Wine, and Liquor for the use of EC Collective, LLC, t/a LISP Restaurant and Lounge, 6339 Allentown Road, Suite A, Temple Hills, 20748.

Norbet Azongho, Member-Manager, for a Class B, Beer, Wine, and Liquor for the use of House of Flavors, LLC, t/a House of Flavors, 13640 Baltimore Avenue, Laurel, 20707.

John Campanile, President/ Board of Director, Michael Hartman, Audit Committee, for a Class B, Beer, Wine, and Liquor for the use of New Deal Café, Inc., t/a New Deal Café, 113 Centerway, Greenbelt, 20770.

Brandy Thomas, Authorized Person, for a Class B, Beer, Wine, and Liquor for the use of TPS Team, LLC, t/a The Pit Stop, 5080 Brown Station Road, Suite 200, Upper Marlboro, 20774.

Hua Wang, President, Stephen King Lo, Treasurer, for a Class B, Beer, Wine, and Liquor for the use of Li Chun Food Corporation, t/a Li Chun Café, 7101 Baltimore Avenue, Suite 1C, College Park, 20740.

A virtual hearing will be held via Zoom at 10:00 a.m. on Tuesday, July 22, 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
July 1, 2025

150205 (7-10,7-17)

LEGALS

Erica T. Davis
1401 Rockville Pike Ste. 650
Rockville, MD 20852
301-738-7685

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
CAROL VIRGINIA MULLIGAN

Notice is given that Paul Mulligan, whose address is 5616 Winthrop Ave, Baltimore, MD 21214, was on June 27, 2025 appointed Personal Representative of the estate of Carol Virginia Mulligan who died on April 17, 2025 with a will.

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

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

PAUL MULLIGAN
Personal Representative

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

Estate No. 137364

150192 (7-10,7-17,7-24)

LEGALS

ORDER OF PUBLICATION
SIERRA REAL ESTATE LLC

V. Plaintiff

ANTHONY J. DELAURENTIS,
PERS. REP. OF THE ESTATE OF
TOWNES L. DAWSON

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

0 WOODLAND TRAIL
AQUASCO, MD 20608

AND

PRINCE GEORGE’S COUNTY,
MARYLAND
SERVE: RHONDA L. WEAVER,
COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE
PROPERTY:

0 WOODLAND TRAIL
AQUASCO, MD 20608

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

Defendant(s)

In the Circuit Court for
Prince George’s County,
Maryland
CASE NO.:

C-16-CV-25-003641

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:

All that property in Prince George’s County described as: Lots 23,24, 5,783.0000 Sq.Ft. Eagle Harbor Blk 31, Assmt \$2,800, Lib 03418, Fl 684, tax account no. 0831552, Deed ref. 3418/684 and assessed to TOWNES L. DAWSON.

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 1st day of July, 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 25th day of July, 2025, warning all persons interested in the property to appear in this Court by the 2nd day of September, 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
150167 (7-10,7-17,7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
PATRICIA LEE
AKA: PATRICIA BERNARDYNE LEE

Notice is given that Tionna Thompson, whose address is 717 S Cherry Grove Ave Apt 302, Annapolis, MD 21401-4265, was on June 25, 2025 appointed Personal Representative of the estate of Patricia Lee, who died on October 13, 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 25th 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.

TIONNA THOMPSON
Personal Representative

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

Estate No. 135879

150183 (7-10,7-17,7-24)

ORDER OF PUBLICATION
SIERRA REAL ESTATE LLC

V. Plaintiff

ANTHONY J. DELAURENTIS,
PERS. REP. OF THE ESTATE OF
TOWNES L. DAWSON

AND

(All persons having or claiming to have an interest in the property situate and lying in Prince George’s County and known as:)

0 HICKORY TRAIL
AQUASCO, MD 20608

AND

PRINCE GEORGE’S COUNTY,
MARYLAND
SERVE: RHONDA L. WEAVER,
COUNTY ATTORNEY

AND

UNKNOWN OWNERS OF THE
PROPERTY:

0 HICKORY TRAIL
AQUASCO, MD 20608

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

Defendant(s)

In the Circuit Court for
Prince George’s County,
Maryland
CASE NO.:

C-16-CV-25-003609

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:

All that property in Prince George’s County described as: Lots 25,26,27, 6,500.0000 Sq.Ft. Eagle Harbor Blk 34, Assmt \$3,200, Lib 03418, Fl 684, tax account no. 0831545, Deed ref. 3418/684 and assessed to TOWNES L. DAWSON.

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 1st day of July, 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 1st day of August, 2025, warning all persons interested in the property to appear in this Court by the 9th day of September, 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
150206 (7-10,7-17,7-24)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EMY E WILLIS

Notice is given that Zeus Williams, whose address is 19467 Rayfield Dr, Germantown, MD 20874-6257, was on June 25, 2025 appointed Personal Representative of the estate of Emy E Willis, who died on January 7, 2025 without a will.

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

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

ZEUS WILLIAMS
Personal Representative

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

Estate No. 137193

150184 (7-10,7-17,7-24)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
LUCY FUDZIE

Notice is given that Edmund Fudzje, whose address is 14909 Running Horse Pl, Bowie, MD 20715-3389, was on June 26, 2025 appointed Personal Representative of the estate of Lucy Fudzje, who died on February 28, 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 26th 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.

EDMUND FUDZIE
Personal Representative

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

Estate No. 137756

150185 (7-10,7-17,7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
EFFIE BELL MCGEE

Notice is given that Lorraine Avent, whose address is 4311 John St, Suitland, Maryland 20746, was on June 27, 2025 appointed Personal Representative of the estate of Effie Bell McGee, who died on December 8, 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 27th 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.

LORRAINE AVENT
Personal Representative

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

Estate No. 133856

150186 (7-10,7-17,7-24)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MICHAEL LEE FEGANS
AKA: MICHAEL L FEGANS

Notice is given that Shayla Fegans, whose address is 1628 W St SE, Washington, DC 20020, was on June 27, 2025 appointed Personal Representative of the estate of Michael Lee Fegans, who died on May 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 27th 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.

SHAYLA FEGANS
Personal Representative

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

Estate No. 137796

150187 (7-10,7-17,7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED IN THE ESTATE OF
MARIA ANTIOTTE BURNS

Notice is given that LATOYA CRUMP, whose address is 2219 N Van Dorn St Apt T1, Alexandria, VA 22304-1082, was on June 26, 2025 appointed Personal Representative of the estate of Maria Antiotte Burns, who died on July 1, 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 26th 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.

LATOYA CRUMP
Personal Representative

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

Estate No. 135390

150188 (7-10,7-17,7-24)

Serving Prince George’s County
Since 1932

LEGALS

TOWN OF COLMAR MANOR
Notice of Ordinance Passed
Ordinance O-06-2025 – Traffic

At a meeting of the Mayor and Council for the Town of Colmar Manor held on June 17, 2025, Ordinance O-06-2025 was passed. A summary of this Ordinance is as follows:

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE TOWN OF COLMAR MANOR, TO AMEND CHAPTER 250, ARTICLE I, “TRAFFIC” BY REPEALING, RE-ENACTING AND AMENDING § 250-5. “PARKING RESTRICTED; ABANDONED VEHICLES” TO PROHIBIT ANY SERVICE, MAINTENANCE, OR REPAIR TO CERTAIN PARKED MOTOR VEHICLES; AND BY REPEALING, RE-ENACTING AND AMENDING § 250-6 “OVERNIGHT PARKING OF TRAILERS AND COMMERCIAL VEHICLES PROHIBITED” BY ADDING PROVISIONS IDENTIFYING COMMERCIAL VEHICLES; AND BY REPEALING, RE-ENACTING AND AMENDING § 250-12 “PARKING OF CERTAIN VEHICLES IN TOWN PROHIBITED” TO ABOLISH THE PROVISIONS THEREIN; AND BY REPEALING, RE-ENACTING AND AMENDING § 250-14 “VEHICLE WEIGHT LIMITS.” BY ADDING PROVISIONS REQUIRING PERMISSION FROM THE CHIEF OF POLICE TO OPERATE VEHICLES OF A CERTAIN WEIGHT AND REMOVING THE MAYOR AND COUNCIL.

This Ordinance will be effective July 17, 2025. A complete copy of the Ordinance can be obtained by contacting the Town offices at 301-277-4920

150203 (7-10)

LEGALS

NOTICE OF PUBLIC HEARING
FOR UPCOMING SURPLUS PROPERTY
DISPOSITION LEGISLATION



1400 McCormick Drive, Room 308
Largo, MD, 20774
and via teleconference on Zoom
Monday, July 14, 2025, at 10:00 A.M.

This notice is to inform the public that Prince George’s County, Maryland, in accordance with Section 2-111.01 of the Prince George’s County Code is proposing the listed County-owned parcels as surplus properties for disposal.

The Redevelopment Authority of Prince George’s County (RDA) will hold a public hearing at 10:00 AM on Monday, July 14, 2025, at 1400 McCormick Drive, Room 308, Largo, MD 20774. The hearing shall be used to receive comments from the public and Preferred Government Entities to obtain input on the proposed use of the Property. A summary of received comments and suggestions will be recorded and posted on the RDA’s website within 48 hours.

1. Tax Account Number 01-0022863; Tax Map 12, Grid F3, Parcel 34; 4207 Ammendale Road, Beltsville, MD 20705; 21,555 sq. ft; Assessed value is \$105,167. (Council Bill No. CB-058-2025 Map 1-A)
2. Tax Account Number 01-0017384; Tax Map 12, Grid F3, Block A, Lot 1; 4209 Ammendale Road, Beltsville, MD 20705; 29,590 sq. ft.; Assessed value is \$105,100. (Council Bill No. CB-058-2025 Map 1-A)
3. Tax Account 01-0015610; Tax Map 12, Grid F3, Block A, Lots 2; 4211 Ammendale Road, Beltsville, MD 20705; 20,461 sq. ft.; Assessed value is \$103,200. (Council Bill No. CB-058-2025 Map 1-A)
4. Tax Account Number 01-0016683; Tax Map 12, Grid F3, Block A, Lots 3; 4213 Ammendale Road, Beltsville, MD 20705; 18,900 sq. ft.; Assessed value is \$102,900. (Council Bill No. CB-058-2025 Map 1-A)
5. Tax Account Number 01-0000463; Tax Map 12, Grid F3, Parcel 35; 4217 Ammendale Road, Beltsville, MD 20705; 37,567 sq. ft.; Assessed value is \$108,367. (Council Bill No. CB-058-2025 Map 1-A)
6. Tax Account Number 01-0040766; Tax Map 12, Grid E3, Parcel 32; 11731 Old Gunpowder Road, Beltsville, MD 20705; 5.86 acres; Assessed value is \$275,100. (Council Bill No. CB-058-2025 Map 1-B)
7. Tax Account Number 14-1697606; Tax Map 35, Grid C3, Outlot A; 6920 Saint Annes Avenue, Lanham, MD; 128,553 sq. ft.; Assessed value is \$2,500.
8. Tax Account Number 14-1611623; Tax Map 28, Grid E2, Parcel 26; 11800 Duckettown Road, Laurel, MD 20708; 37,897 sq. ft.; Assessed value is \$98,367. (Council Bill No. CB-060-2025 Map 4-B)
9. Tax Account Number 14-1611680; Tax Map 28, Grid E2, Parcel 27; 11804 Duckettown Road, Laurel, MD 20708; 2.0 acres.; Assessed value is \$114,567. (Council Bill No. CB-058-2025 Map 4-C)
10. Tax Account Number 14-1594506; Tax Map 28, Grid E2, Parcel 182; 8805 Jupiter Road, Laurel, MD 207085.75 acres.; Assessed value is \$153,133. (Council Bill No. CB-058-2025 Map 4-D)
11. Tax Account Number 14-1612829; Tax Map 28, Grid E2, Parcel 166; 11904 Duckettown Road, Laurel, MD 20708; 2.19 acres; Assessed value is \$116,567. (Council Bill No. CB-058-2025 Map 4-E)
12. Tax Account Number 14-1651470; Tax Map 28, Grid E2, Parcel 141; 0 Jupiter Road, Laurel, MD 20708; 22.01 acres; Appraised value \$517,133. (Council Bill No. CB-058-2025 Map 4-F)
13. Tax Account Number 14-1612795; Tax Map 28, Grid E2, Parcel 164; 0 Duckettown Road, Laurel, MD 20708; 1.23 acres; Appraised value is \$96,900. (Council Bill No. CB-058-2025 Map 4-G)
14. Tax Account Number 14-1612837; Tax Map 28, Grid E2, Parcel 144; 0 Duckettown Road, Laurel, MD 20708; 14,679 sq. ft.; Appraised value is \$23,400. (Council Bill No. CB-058-2025 Map 4-H)
15. Tax Account Number 14-1612803; Tax Map 28, Grid E2, Parcel 167; 11910 Duckettown Road, Laurel, MD 20708; 42,000 sq. ft.; Appraised value is \$99,267. (Council Bill No. CB-058-2025 Map 4-I)
16. Tax Account Number 14-1679661; Tax Map 28, Grid E2, Parcel 168, 11918 Duckettown Road, Laurel, MD 20708; 31,027 sq. ft.; Appraised value is \$72,733. (Council Bill No. CB-058-2025 Map 4-J)
17. Tax Account Number 14-1591361; Tax Map 28, Grid E2, Parcel 169; 0 Duckettown Road, Laurel, MD 20708; 34,848 sq. ft.; Appraised value is \$102,967. (Council Bill No. CB-058-2025 Map 4-K)
18. Tax Account Number 14-1612845; Tax Map 28, Grid E2, Parcel 31; 11912 Duckettown Road, Laurel, MD 20708; 2.41 acres.; Appraised value is \$118,967. (Council Bill No. CB-058-2025 Map 4-L)
19. Tax Account Number 14-1612811; Map 28, Grid E2, Parcel 157; 11914 Duckettown Road, Laurel, MD 20708; 27,791 sq. ft.; Appraised value is \$72,233. (Council Bill No. CB-058-2025 Map 4-M)
20. Tax Account Number 14-1588631; Map 37, Grid B1, Parcel 23; 13018 Old Fletchertown Road, Bowie, MD 20720; 39,945 sq. ft.; Appraised value is \$98,767.
21. Tax Account Number 14-1671346; Map 45, Grid, Block H, Lot 19; 0 George N Palmer Highway, Lanham, MD 20706; 7,428 sq. ft.; Appraised Value is 700.
22. Tax Account Number 18-2018521; Map 66, Grid A2, Lots 30-34; 0 61st Avenue, Fairmount Heights, MD 20743; 13,704 sq. ft.; Appraised value is \$72,400.
23. Tax Account Number 20-2226025; Map 45, Grid A3, Block 27, Lots 14-16; 5016 Railroad Avenue, Lanham, MD 20706; 17,268 sq. ft.; Appraised value is \$14,300.
24. Tax Account Number 13-1406776; Map 66, Grid D1, Parcel 10; 0 Hill Road, Hyattsville, MD 20785; 3.69 acres; Appraised value is \$273,200.
25. Tax Account Number 13-1406792; Map 66, Grid D1, Parcel 9, Lot 9; 0 Martin Luther King Jr Highway, Hyattsville, MD 20785; 4,337 sq. ft.; Appraised value is \$14,900.
26. Tax Account Number 13-1406784; Map 66, Grid D1, Parcel 9, Lot 7; 0 Martin Luther King Jr Highway, Hyattsville, MD 20785; 1,879 sq. ft.; Appraised value is \$300.
27. Tax Account Number 13-1395169; Map 66, Grid D1, Parcel 199, Lot 10; 0 Deputy Lane, Hyattsville, MD 20785; 4,271 sq. ft.; Appraised value is \$800.
28. Tax Account Number 1543503; Map 66, Grid D1, Parcel 203; 6606 Deputy Lane, Hyattsville, MD 20785; 7,791 sq. ft.; Appraised value is \$15,000.
29. Tax Account Number 13-1563626; Map 66, Grid D1, Parcel 205, Lot 11; 6608 Deputy Lane, Hyattsville, MD 20785; 7,500 sq. ft.; Appraised value is \$15,000.
30. Tax Account Number 13-1449255; Map 66, Grid D1, Parcel 206; 0 Baltimore Avenue, Hyattsville, MD 20785; 12,500 sq. ft.; Appraised value is \$15,300.
31. Tax Account Number 13-1563634; Map 66, Grid D1, Parcel 208; 0 Baltimore Avenue, Hyattsville, MD 20785; 5,000 sq. ft.; Appraised value is \$14,900.
32. Tax Account Number 13-1538883; Map 66, Grid D1, Parcel 213; 0 Baltimore Avenue, Hyattsville, MD 20785; 2,500 sq. ft.; Appraised value is \$500.
33. Tax Account Number 13-1473933; Map 66, Grid D1, Parcel 211; 0 Baltimore Avenue, Hyattsville, MD 20785; 5,000 sq. ft.; Appraised value is \$14,900.
34. Tax Account Number 13-1538867; Map 66, Grid D1, Parcel 214; 6620 Deputy Lane, Hyattsville, MD 20785; 7,891 sq. ft.; Appraised value is \$15,000.

LEGALS

35. Tax Account Number 13-1549880; Map 66, Grid D1, Parcel 215; 0 Baltimore Avenue, Hyattsville, MD 20785; 17,541 sq. ft.; Appraised value is \$15,500.
36. Tax Account Number 13-1563782; Map 66, Grid D1, Parcel 212; 6617 Deputy Lane, Hyattsville, MD 20785; 10,000 sq. ft.; Appraised value is \$15,200.
37. Tax Account Number 13-1443118; Map 66, Grid D1, Parcel 209; 0 Baltimore Avenue, Hyattsville, MD 20785; 12,500 sq. ft.; Appraised value is \$14,900.
38. Tax Account Number 13-2810208; Map 66, Grid D1, Parcel 220; 6613 Deputy Lane, Hyattsville, MD 20785; 15,000 sq. ft.; Appraised value is \$15,400.
39. Tax Account Number 13-1424993; Map 66, Grid D1, Parcel 204; 6611 Deputy Lane, Hyattsville, MD 20785; 15,000 sq. ft.; Appraised value is \$15,400.
40. Tax Account Number 13-1538776; Map 66, Grid D1, Parcel 202; 0 Deputy Lane, Hyattsville, MD 20785; 7,500 sq. ft.; Appraised value is \$15,000.
41. Tax Account Number 13-1442383; Map 66, Grid D1, Parcel 201; 6607 Deputy Lane, Hyattsville, MD 20785; 5,000 sq. ft.; Appraised value is \$14,900.
42. Tax Account Number 13-1563618; Map 66, Grid D1, Parcel 103; 0 Baltimore Avenue, Hyattsville, MD 20785; 5,000 sq. ft.; Appraised value is \$14,900.
43. Tax Account Number 13-1443134; Map 66, Grid D1, Parcel 101; 6603 Deputy Lane, Hyattsville, MD 20785; 5,000 sq. ft.; Appraised value is \$14,900.
44. Tax Account Number 06-556175; Map 74, Grid C4, Block A; 0 Ashville Road, District Heights, MD 20747; 7,110 sq. ft.; Appraised value is \$1,400.
45. Tax Account Number 13-1425891; Map 60, Grid E4, Lot 31; 9401 Peppercorn Place, Largo, MD 20774; 224,174 sq. ft.; Appraised value is \$1,120,800.
46. Tax Account Number 13-1425909; Map 60, Grid E4, Lot 32; 9441 Peppercorn Place, Largo, MD 20774; 132,353 sq. ft.; Appraised value is \$661,700.
47. Tax Account Number 13-1425933; Map 60, Grid E4, Lot 35; 9450 Peppercorn Place, Largo, MD 20774; 221,256 sq. ft.; Appraised value is \$1,327,500.
48. Tax Account Number 18-2016632; Map 66, Grid E4, Parcel 174; 0 Gentry Lane, Capitol Heights, MD 20743; 9,150 sq. ft.; Appraised value is \$1,800.
49. Tax Account Number 18-1998707; Map 72, Grid D3, Block 62, Lots 1, 42-46; 1204 Abel Avenue, Capitol Heights, MD 20743; 12,000 sq. ft.; Appraised value is \$99,467.
50. Tax Account Number 18-2104818; Map 73, Grid A1, Block 17, Lot 24; 5513 Dole Street, Capitol Heights, MD 20743; 4,398 sq. ft.; Appraised value is \$800.
51. Tax Account Number 12-1314533; Map 113, Grid D2, Block B, Lot 9; 8708 E. Forte Foote Terrace, Fort Washington, MD 20744; 10,020 sq. ft.; Appraised value is \$82,667.
52. Tax Account Number 12-1225184; Map 95, Grid F2, Block 203, Lot 1, Section 11; 109 Talbert Drive, Oxon Hill, MD 20745; 3,914 sq. ft.; Appraised value is \$35,200.
53. Tax Account Number 12-1225192; Map 95, Grid F2, Block 203, Lot 2, Section 11; 107 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$31,600.
54. Tax Account Number 12-1225200; Map 95, Grid F2, Block 203, Lot 3, Section 11; 105 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$31,600.
55. Tax Account Number 12-1225218; Map 95, Grid F2, Block 203, Lot 4, Section 11; 103 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$31,600.
56. Tax Account Number 12-1225226; Map 95, Grid F2, Block 203, Lot 5, Section 11; 101 Talbert Drive, Oxon Hill, MD 20745; 3,520 sq. ft.; Appraised value is \$31,600.
57. Tax Account Number 12-1225234; Map 95, Grid F2, Block 203, Lot 6, Section 11; 55 Talbert Drive, Oxon Hill, MD 20745; 6,400 sq. ft.; Appraised value is \$14,000.
58. Tax Account Number 12-5509872; Map 105, Grid A1, Lot 9; 6500 Clipper Way, Oxon Hill, MD 20745; 12.19 acres; Appraised value is \$2,123,900.
59. Tax Account Number 03-0192302; Map 101, Grid F1, Parcel 25; 14524 Elm Street, Upper Marlboro, MD 20772; 3.52 acres; Appraised value is \$2,592,600.
60. Tax Account Number 03-230177; Map 93, Grid B4, Parcel 179; 4821 Robert Crain Highway, Upper Marlboro, MD 20772; 14,231 sq. ft.; Appraised value is \$112,400.

Preregistration is required to attend the live public hearing via teleconference. Instructions for registration, as well as requests for further information, comment or objection to the surplus of a property should be directed to: The Redevelopment Authority, 9200 Basil Court, Suite 504, Largo, Maryland 20774, Attn: Steven Donegan (telephone: 301-883-7886 or SurplusRPP@co.pg.md.us) and must be submitted by July 11, 2025.

The live public hearing will be recorded and posted to our website within 48 hours.

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

150117(6-26,7-3,7-10)



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
2011	Lexus	RX350	2T2BK1BAXBC113781
2016	Ford	Focus	1FADP3E22GL390073
1985	Mazda	RX7	JM1FB3319F0887861
2011	Ford	Fiesta	3FADP4CJ9BM218839
2019	Hyundai	Tucson	KM8J3CAL8KU015097
2007	Chevrolet	Cobalt	1G1AK55F577200455
2020	Ford	Fusion	3FA6P0G7XLR266600
2017	Hyundai	Tucson	KM8J33A20HU461101
150207			(7-10)

LEGALS

ORDER OF PUBLICATION

LM File No.: 3955-00002
LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Steven Johnson,

Plaintiff,

vs.

The testate and intestate successors of Dolores B. Freemon, deceased, and all persons claiming by, through, or under the decedent; Prince George's County, Maryland; any and all unknown owners of the property and premises situate in Prince George's County, Maryland, described as Lts 36.37 5,996.0000 Sq.Ft. Cedar Haven Blk 6 Assmt \$1,100 Lib 05559 Fr 136 and being identified on the Tax Roll as Parcel ID: 08-0833459, and which may be known as Vacant lot on Paul Dunbar Ave., Aquasco, MD 20608, the unknown owner's heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns, or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George's County, Maryland, described as Lts 36.37 5,996.0000 Sq.Ft. Cedar Haven Blk 6 Assmt \$1,100 Lib 05559 Fr 136 and being identified on the Tax Roll as Parcel ID: 08-0833459, and which may be known as Vacant lot on Paul Dunbar Ave., Aquasco, MD 20608, Defendants.

In the Circuit Court for
Prince George's County, Maryland
Case No. C-16-CV-25-003260
(TAX SALE)

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

described as Lts 36.37 5,996.0000 Sq.Ft. Cedar Haven Blk 6 Assmt \$1,100 Lib 05559 Fr 136 and being identified on the Tax Roll as Parcel ID: 08-0833459, and which may be known as Vacant lot on Paul Dunbar Ave., Aquasco, MD 20608.

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

It is thereupon this 1st day of July, 2025, by the Circuit Court for Prince George's County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George's County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 1st day of August, 2025, warning all persons interested in the property to appear in this Court by the 9th day of September, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

150215(7-10,7-17,7-24)

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 July 24, 2025, will be heard on September 23, 2025. Those licenses are:

Class D, Beer and Wine – 17 BW 100, 17 BW 101, 17 BW 102

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), (DH), 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, September 3, 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.

BOARD OF LICENSE COMMISSIONERS

Attest:
Terence Sheppard
Director
July 2, 2025

150204(7-10,7-17)

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

JONATHAN CRAWFORD,
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 7904 MIKE SHAPIRO DR

AND

Unknown Owner of the property 7904 MIKE SHAPIRO DR described as follows: Property Tax ID 09-0911792 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-25-003743

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:

11,249.0000 Sq.Ft. & Imps. Highland Meadows Lot 23 Blk B, Assmt \$350,500 Lib 48055 FI 500, and assessed to Crawford Jonathan. 09 0911792, 007904 Mike Shapiro Dr, Clinton, Md 20735.

The Complaint states, among other things, that the amounts necessary for redemption have not been paid although more than six (6) months (or nine months if the Property was listed as a Principal Residence by the Maryland Department of Assessments and Taxation on the date of the sale) from the date of sale has expired.

It is thereupon this 8th day of July, 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 1st day of August, 2025, warning all persons interested in the property to appear in this Court by the 9th day of September, 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
150214(7-10,7-17,7-24)



LEGALS

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Circuit Court of the County court of Arlington county, Virginia appointed Donna Lee Smith, whose address is 8181 Lakeview Drive, Pomfret, Maryland 20675, as the Executor of the Estate of Daryl Leander Smith who died on July 12, 2024 domiciled in Virginia.

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

PRINCE GEORGE'S COUNTY

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

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

DONNA LEE SMITH
Foreign Personal Representative

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

Estate No. 137815

150199(7-10,7-17,7-24)

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

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

12520 KNOWLEDGE LANE
BOWIE, MD 20715

By authority contained in a Deed of Trust dated November 2, 2010 and recorded in Liber 35933, Folio 329, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$207,075.00, and an interest rate of 5.625%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 22, 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 \$13,000.00 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

150127(7-3,7-10,7-17)

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

12000 BERRYBROOK TERRACE
UPPER MARLBORO, MD 20772

By authority contained in a Deed of Trust dated February 15, 2018 and recorded in Liber 40743, Folio 478, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$348,484.00, and an interest rate of 4.500%, 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 15, 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 \$33,000.00 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

150116(6-26,7-3,7-10)

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

805 DARIEN PLACE
UPPER MARLBORO, MD 20774

By authority contained in a Deed of Trust dated August 31, 2017 and recorded in Liber 40008, Folio 129, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$270,900.00, and an interest rate of 4.125%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 15, 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 \$25,000.00 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

150058(6-26,7-3,7-10)

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

6232 WALBRIDGE STREET
CAPITOL HEIGHTS, MD 20743

By authority contained in a Deed of Trust dated December 20, 2011 and recorded in Liber 33243, Folio 005, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$269,800.00, and an interest rate of 4.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 29, 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.

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

150163(7-10,7-17,7-24)

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

14318 ROSEMORE LANE
LAUREL, MD 20707

By authority contained in a Deed of Trust dated November 15, 2004 and recorded in Liber 21166, Folio 268, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$426,500.00, and an interest rate of 3.000%, default having occurred thereunder, the Substitute Trustees will sell at public auction at the Circuit Court for Prince George’s County, 14735 Main St., Upper Marlboro, MD 20772 [front of Main St. entrance to Duval Wing of courthouse complex--If courthouse is closed due to inclement weather or other emergency, sale shall occur at time previously scheduled, on next day that court sits], on

JULY 29, 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 \$45,000.00 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

150164(7-10,7-17,7-24)

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

2101 RAMBLEWOOD DRIVE
DISTRICT HEIGHTS, MD 20747

By authority contained in a Deed of Trust dated January 30, 2020 and recorded in Liber 43172, Folio 393, among the Land Records of Prince George’s County, Maryland, with an original principal balance of \$305,148.00, 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

JULY 29, 2025 AT 11:30 AM

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

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

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

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

150165(7-10,7-17,7-24)

The Prince George’s Post

Call (301) 627-0900

Fax (301) 627-6260

Serving Prince George’s County Since 1932

*The
Prince George's
Post
Newspaper
Wishes Everyone a
Safe and Happy
Weekend*



LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
HENRIETTA TATE

Notice is given that Tonise Ogunjobi, whose address is 1320 Congress St, SE Apt 3, Washington, DC 20032-5048, was on April 14, 2025 appointed personal representative of the small estate of HENRIETTA TATE who died on March 01, 2025 without a will.

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

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

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

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

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

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

TONISE OGUNJOBI
Personal Representative

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

Estate No. 137038

150175 (7-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
TIMOTHY LLOYD BERKLEY

Notice is given that Lindsey Berkley, whose address is 8170 Peakwood Ct, Apt 4, Manassas, VA 20111, was on September 12, 2024 appointed personal representative of the small estate of Timothy Lloyd Berkley who died on March 12, 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.

LINDSEY BERKLEY
Personal Representative

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

Estate No. 133261

150180 (7-10)

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
REBECCA LOUISE ROBINSON

Notice is given that James Leo Fonville Jr, whose address is 6104 Plum Way, Clinton, MD 20735, was on July 1, 2025 appointed personal representative of the small estate of Rebecca Louise Robinson who died on May 3, 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.

JAMES LEO FONVILLE 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. 137816

150179 (7-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NIOLA J WESTMORELAND

Notice is given that Jacqueline R Westmoreland, whose address is 3208 Dawnshire Ave, Charlotte, NC 28216, was on November 30, 2023 appointed personal representative of the small estate of Niola J Westmoreland who died on April 30, 2022 with a will.

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

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

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

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

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

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

JACQUELINE R WESTMORELAND
Personal Representative

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

Estate No. 131541

150181 (7-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MELVIN MCKINLEY QUICK SR

Notice is given that Melvin Quick Jr, whose address is 10407 Vista Grande Dr, Bowie, MD 20721-4060, was on June 26, 2025 appointed Personal Representative of the estate of MELVIN MCKINLEY QUICK SR who died on July 17, 2024 with a will.

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

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

MELVIN QUICK 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. 134631

150195 (7-10,7-17,7-24)

WANTED: Your Ad Here!

Advertise in *The Prince George's Post!*
Call 301-627-0900 Today!

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOSEPH HENRY HOLLY

Notice is given that Tressa H Davis, whose address is 4945 Deal Ct, Waldorf, MD 20602, was on June 24, 2025 appointed Personal Representative of the estate of Joseph Henry Holly who died on January 18, 2025 with a will.

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

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

TRESSA H 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. 137532

150197 (7-10,7-17,7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONE B PALMER

Notice is given that Kathleen L Palmer, whose address is 12405 Kinship Turn, Bowie, MD 20715, was on June 27, 2025 appointed Personal Representative of the estate of Leone B Palmer who died on December 29, 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 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.

KATHLEEN L. PALMER
Personal Representative

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

Estate No. 137039

150196 (7-10,7-17,7-24)

NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE

NOTICE IS GIVEN that the Commonwealth Court of Chester county, Pennsylvania appointed Deborah McAleer, whose address is 803 W. King Rd., Malvern, PA 19355, as the Executor of the Estate of Edward Francis McAleer who died on March 7, 2023 domiciled in Pennsylvania, USA.

The Maryland resident agent for service of process is John Vaccacio, whose address is 108 W. Timonium Rd., Ste 202, Timonium, MD 21093.

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 MCALEER
Foreign Personal Representative

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

Estate No. 137388

150198 (7-10,7-17,7-24)

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
714 Eucla Drive, Waldorf, MD 20601

By virtue of the power and authority contained in a Deed of Trust from JANIQUE F. MÜCKELVENE, dated March 29, 2017 and recorded in Liber 39429 at Folio 387 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

WEDNESDAY, JULY 23, 2025 AT 3:05 P.M.

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

BEING KNOWN AND DESIGNATED as lot numbered two (2) in Block A, in the subdivision known as Blocks A & B, Accokeek Acres", as per Plat thereof recorded among the Land Records of Prince George's County, Maryland in Plat Book WWW 63, folio 10.

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

TERMS OF SALE: A deposit of \$10,500.00 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 4.50% per annum from the date of sale to the date of payment will be paid within ten days after the final ratification of the sale.

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

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

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

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

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

150133 (7-3,7-10,7-17)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
EVELYN M GRIFFITH

Notice is given that Sandra L. Griffith, whose address is 830 South River Landing Rd, Edgewater, MD 21037-1555, was on May 29, 2025 appointed Personal Representative of the estate of Evelyn M Griffith, who died on November 1, 2006 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.

SANDRA L. GRIFFITH
Personal Representative

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

Estate No. 134230

150189 (7-10,7-17,7-24)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
GILDA GREEN RICE

Notice is given that Jocelyn Rice, whose address is 1616 Mystic Ave, Oxon Hill, MD 20745-3252, was on June 30, 2025 appointed Personal Representative of the estate of Gilda Green Rice 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 30th 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.

JOCELYN RICE
Personal Representative

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

Estate No. 137537

150194 (7-10,7-17,7-24)

OFFICIAL NOTICE

On February 25, 2025 the Board of Commissioners for The Town of Upper Marlboro, MD approved Charter Amendment Resolution 01-2025 AMENDING 82-32 (VACANCIES), OF THE CHARTER OF THE TOWN OF UPPER MARLBORO TO ALTER THE PROCESS FOR FILLING VACANCIES ON THE BOARD OF COMMISSIONERS, TO PROVIDE FOR FILLING VACANCIES DURING THE FIRST HALF OF A COMMISSIONER'S TERM BY SPECIAL ELECTION AND FILLING VACANCIES DURING THE SECOND HALF OF A COMMISSIONER'S TERM BY APPOINTMENT BY THE COMMISSION Copies are available at Town Hall, 14211 School Ln, Upper Marlboro, MD 20772 and online at www.UpperMarlboroMD.gov.

150159 (7-3,7-10)

Proudly Serving
Prince George's
County
Since 1932

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ANTONIA HALL NOWELL

Notice is given that Daniel Hall, whose address is 13705 Carlene Dr, Upper Marlboro, MD 20772-6830, was on June 13, 2025 appointed Personal Representative of the estate of Antonia Hall Nowell who died on April 7, 2025 with a will.

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

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

DANIEL HALL Personal Representative	JAMES MCNALLY Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137654	Estate No. 136140
150097 (6-26,7-3,7-10)	150098 (6-26,7-3,7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JOYCE C. GWINN

Notice is given that Barbara Schubert, whose address is 2620 Streamview Dr, Odenton, MD 21113-1521, was on June 16, 2025 appointed Personal Representative of the estate of Joyce C. Gwinn who died on May 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 16th 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.

BARBARA SCHUBERT Personal Representative	PATRICK O SIMMS Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137681	Estate No. 137585
150099 (6-26,7-3,7-10)	150100 (6-26,7-3,7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
ELIZABETH A. KOHUT

Notice is given that David M. Kohut, whose address is 4001 W. Euclid Ave., Tampa, FL 33629, was on June 17, 2025 appointed Personal Representative of the estate of Elizabeth A. Kohut who died on December 27, 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 17th 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.

DAVID M. KOHUT Personal Representative	MICHELLE KILGO Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137672	Estate No. 137424
150101 (6-26,7-3,7-10)	150107 (6-26,7-3,7-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
JESSE LEWIS ROBINSON

Notice is given that Cynthia L. Robinson, whose address is 9413 Paul Dr, Clinton, MD 20735-3529, was on June 30, 2025 appointed personal representative of the small estate of Jesse Lewis Robinson, who died on May 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 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 L. ROBINSON Personal Representative	TONI ARNOLD Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137630	Estate No. 136567
150169 (7-10)	150170 (7-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
CALVIN JONES

Notice is given that Julia A. Jones, whose address is 2404 Afton St, Temple Hills, MD 20748-2822, was on June 25, 2025 appointed personal representative of the small estate of Calvin Jones, who died on May 10, 2025 without a will.

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

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

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

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

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

JULIA A. JONES Personal Representative	JO’ELLE MILLER Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 137725	Estate No. 137345
150171 (7-10)	150172 (7-10)

LEGALS

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

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
COY M FLETCHER

Notice is given that Andre Fletcher, whose address is PO Box 56 20761 Old Great Mills Rd, Great Mills, MD 20634, was on June 25, 2025 appointed personal representative of the small estate of Coy M Fletcher, who died on July 16, 2023 without a will.

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

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

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

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

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

ANDRE FLETCHER Personal Representative	CLAUDE WM MIDDLETON Personal Representative
CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729	CERETA A. LEE REGISTER OF WILLS FOR PRINCE GEORGE’S COUNTY P.O. Box 1729 UPPER MARLBORO, MD 20773-1729
Estate No. 130648	Estate No. 135312
150173 (7-10)	150174 (7-10)

THE PRINCE GEORGE’S POST

Call 301-627-090

Fax 301-627-6260

SUBSCRIBE TODAY!

LEGALS

LM File No.: 2344-00002

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Sean Kuo,

Plaintiff,

vs.

Bess L. Kim; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as Lt 11 Ex Fr 20 0 Ft 28,355.0000 Sq.Ft. Clinton Acres Blk A Assmnt \$1,267 Lib 05875 Fl 099 and being identified on the Tax Roll as Parcel ID: 11-1157171, and which may be known as Vacant lot on Crestwood Ave., Brandywine, MD 20613, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as Lt 11 Ex Fr 20 0 Ft 28,355.0000 Sq.Ft. Clinton Acres Blk A Assmnt \$1,267 Lib 05875 Fl 099 and being identified on the Tax Roll as Parcel ID: 11-1157171, and which may be known as Vacant lot on Crestwood Ave., Brandywine, MD 20613,

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-003324
(TAX SALE)

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

described as Lt 11 Ex Fr 20 0 Ft 28,355.0000 Sq.Ft. Clinton Acres Blk A Assmnt \$1,267 Lib 05875 Fl 099 and being identified on the Tax Roll as Parcel ID: 11-1157171, and which may be known as Vacant lot on Crestwood Ave., Brandywine, MD 20613.

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

It is thereupon this 16th day of June, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 11th day of July, 2025, warning all persons interested in the property to appear in this Court by the 19th day of August, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

150050(6-26,7-3,7-10)

Jacob Deaven
110 North 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
BETTY ANN KIERNAN

Notice is given that Thomas J. Kokolis, whose address is 110 N. Washington Street, Ste 500, Rockville, MD 20850-2230, was on June 3, 2025 appointed Personal Representative of the estate of Betty Ann Kiernan, who died on July 23, 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.

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.

THOMAS J. KOKOLIS
Personal Representative

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

Estate No. 131800

150111(6-26,7-3,7-10)

ORDER OF PUBLICATION

VAL S. SASMORE

Plaintiff

v.

VAL S. SASMORE,
Personal Representative of the Estate of Carmen Sorbello

UNKNOWN HEIRS OF
CARMEN SORBELLO SASMORE

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No: C-16-CV-25-002577

The object of this suit is to quiet title of the ownership of certain real property located in Prince George’s County, Maryland.

The Complaint alleges in substance as follows:

That the Plaintiff, VAL S. SASMORE, is the presumptive owner of certain real property described as Lot numbered Eleven (11), in Block lettered “J” in the subdivision known as “University Hills” as per plat thereof recorded in Plat Book BB12 at Plat 61, in the Land Records of Prince George’s County, Maryland bearing tax account number 17-1856020, and being improved by the premises known as 3307 Rutgers Street, Hyattsville, Maryland 20783 (“Real Property”). The Real Property was previously owned by the Plaintiff’s mother, Carmen Sorbello Sasmore. By a deed recorded in the Land Records of Prince George’s County, Maryland, on December 18, 1998, in Liber 12692 at folio 377, Carmen Sorbello Sasmore conveyed the Real Property to herself as the Trustee of the Carmen Sorbello Sasmore Revocable Trust for the benefit of Carmen Sorbello Sasmore. Carmen Sorbello Sasmore died intestate on November 8, 2005. The Plaintiff was appointed as Personal Representative of the Estate of Carmen Sorbello Sasmore by the Register of Wills for Washington County, Maryland, Estate No. 59069. Plaintiff is the sole heir at law of Carmen Sorbello Sasmore. Plaintiff, in his capacity as Personal Representative, conveyed the Real Property to himself as sole heir at law by a deed recorded on June 18, 2013, in Liber 34863 at folio 117, in the Land Records of Prince George’s County, Maryland. At the time of this conveyance the titled owner of the Real Property was the Carmen Sorbello Sasmore Trust. The Plaintiff has made a diligent search for a copy of the Carmen Sorbello Sasmore Trust, but has been unable to locate such a copy. Plaintiff is requesting that the Circuit Court enter an Order quieting title of the Real Property in the Plaintiff, Val Sasmore.

It is thereupon this 25th day of June, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper of general circulation published in Prince George’s County, Maryland, once a week for three successive weeks, before the 18th day of July, 2025, and advising all interested persons to file their Answer or other initial pleading on or before the 26th day of August, 2025, and show cause, if any they may have, why an order should not be entered as prayed, and warning all interested persons that failure to file a responsive pleading within the time allowed may result in a judgment by default or the granting of the relief sought.

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

True Copy—Test:
Mahasin El Amin, Clerk

150134(7-3,7-10,7-17)

LEGALS

NOTICE

Edward S. Cohn
Stephen N. Goldberg
Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090

Substitute Trustees,
Plaintiffs

v.

Carollera Conway

AND

Monique D. Mathis
a/k/a Monique D. Thompson

13032 Silver Maple Court
Bowie, MD 20715

Defendants

In the Circuit Court for Prince George’s County, Maryland
Case No. CAEF19-33481

Notice is hereby given this 16th 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 16th 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 16th day of July, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$303,750.00. The property sold herein is known as 13032 Silver Maple Court, Bowie, MD 20715.

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

True Copy—Test:
Mahasin El Amin, Clerk

150057(6-26,7-3,7-10)

LM File No.: 2344-00003

LEWIS MCDANIELS, LLC
50 Citizens Way
Suite 305
Frederick, Maryland 21701

ORDER OF PUBLICATION

Sean Kuo,

Plaintiff,

vs.

Bess L. Kim; Prince George’s County, Maryland; any and all unknown owners of the property and premises situate in Prince George’s County, Maryland, described as Lt 12 Ex Fr 20 0 Ft 30,399.0000 Sq.Ft. Clinton Acres Blk A Assmt \$1,400 Lib 05875 Fl 099 and being identified on the Tax Roll as Parcel ID: 11-1157189, and which may be known as Vacant lot on Crestwood Ave., Brandywine, MD 20613, the unknown owner’s heirs, devisees, and personal representatives and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and interest; and, any and all persons that have or claim to have any interest in the property and premises situate in Prince George’s County, Maryland, described as Lt 12 Ex Fr 20 0 Ft 30,399.0000 Sq.Ft. Clinton Acres Blk A Assmt \$1,400 Lib 05875 Fl 099 and being identified on the Tax Roll as Parcel ID: 11-1157189, and which may be known as Vacant lot on Crestwood Ave., Brandywine, MD 20613,

Defendants.

In the Circuit Court for Prince George’s County, Maryland
Case No. C-16-CV-25-003327
(TAX SALE)

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

described as Lt 12 Ex Fr 20 0 Ft 30,399.0000 Sq.Ft. Clinton Acres Blk A Assmt \$1,400 Lib 05875 Fl 099 and being identified on the Tax Roll as Parcel ID: 11-1157189, and which may be known as Vacant lot on Crestwood Ave., Brandywine, MD 20613.

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

It is thereupon this 16th day of June, 2025, by the Circuit Court for Prince George’s County, Maryland,

ORDERED, that notice be given by the insertion of a copy of this Order in some newspaper having general circulation in Prince George’s County, Maryland, once a week for three (3) consecutive weeks, the last insertion on or before the 11th day of July, 2025, warning all persons interested in the property to appear in this Court by the 19th day of August, 2025, and redeem their property and/or answer the Complaint or thereafter a final judgment will be entered foreclosing all rights of redemption in and as to 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

150051(6-26,7-3,7-10)

LEGALS

ORDER OF POSTING

MALIK HANKERSON

Plaintiff

v.

IVO NYIAWUNG

Defendant

In the Circuit Court of Maryland for Prince George’s County
Case No: C-16-CV-24-005390

This is a claim for personal injuries arising from an automobile accident occurring on December 22, 2023, between Plaintiff, Malik Hankerson and Defendant, Ivo Nyiauwung. On December 22, 2023, Plaintiff was traveling on Crain Highway, making a left onto Osbourne Road in Prince George’s County, when Defendant Nyiauwung was negligent and strick the plaintiff’s vehicle while driving directly to the right of the plaintiff. The Plaintiff has attempted to serve Defendant Nyiauwung on multiple occasions; however, all attempts were unsuccessful, prompting the Plaintiff to request service by alternative methods.

On May 9th, 2025, the Plaintiff’s Motion for Alternative Service was GRANTED; and it was further ordered that service will be effected by posting this order in the Prince George’s Post, made out to Defendant Ivo Nyiauwung at his last known address of 5730 Tennyson Street, Riverdale Maryland 20737 on this 2nd day of July.

WHEREFORE, for the foregoing reasons, it is this 2nd day of July, 2025, by the Circuit Court for Prince George’s County, Maryland, that this Notice & Summons has been posted in the Prince George’s Post. Defendants have thirty days from the last date of posting to respond or a default judgement may be entered.

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

True Copy—Test:
Mahasin El Amin, Clerk

150200(7-10,7-17,7-24)

The

Prince

George’s

Post

Call

301-627-0900

or

Fax

301-627-6260

Have a Very

Safe Weekend

LEGALS

Brian Gormley Esq
10605 Concord Street, Suite 420
Kensington, MD 20895
240-530-8018

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**HERMAN MORRISON SR
AKA: HERMAN ROOSEVELT
MORRISON**

Notice is given that Herman Morrison Jr, whose address is 928 Portia Ct, Landover, MD 20785-4502, was on June 3, 2025 appointed Personal Representative of the estate of Herman Morrison Sr who died on December 8, 2021 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.

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.

HERMAN MORRISON 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. 129679

150103(6-26,7-3,7-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
NELSON PITTS

Notice is given that Abigale Bruce-Watson, whose address is 14418 Old Mill Rd Ste 201, Upper Marlboro, MD 20772-3094, was on June 16, 2025 appointed Personal Representative of the estate of Nelson Pitts, who died on June 26, 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 16th 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.

ABIGALE BRUCE-WATSON
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137638

150108(6-26,7-3,7-10)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs.

Chinnappan Nallathambi
Defendant

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

CIVIL NO. C-16-CV-24-006187

ORDERED, this 17th day of June, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 7912 Riggs Road, Hyattsville, Maryland 20783 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 17th day of July, 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 17th day of July, 2025, next.

The report states the amount of sale to be \$140,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150115(6-26,7-3,7-10)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
MICHAEL SALES SR

Notice is given that Selma Sales, whose address is 13206 Hedge Row Ct, Upper Marlboro, MD 20774-8658, was on June 23, 2025 appointed Personal Representative of the estate of Michael Sales Sr who died on October 4, 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 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.

SELMA SALES
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 137734

150144(7-3,7-10,7-17)

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
DONZELLA L HEARD

Notice is given that Harold C Heard III, whose address is 201 Colton St, Upper Marlboro, MD 20772-1503, was on June 6, 2025 appointed Personal Representative of the estate of Donzella L Heard, 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 6th 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.

HAROLD C HEARD III
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 136998

150109(6-26,7-3,7-10)

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs.

Ahmed Maregn Mohamed
Defendant

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

CIVIL NO. C-16-CV-25-000303

ORDERED, this 25th day of June, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 1024 Flester Lane, Laurel, Maryland 20707 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 25th day of July, 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 25th day of July, 2025, next.

The report states the amount of sale to be \$433,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150155(7-3,7-10,7-17)

MECHANIC'S LIEN
SALE

Freestate Lien & Recovery, inc. will sell at public auction the following vehicles/vessels under & by virtue of Section 16-202 and 16-207 of the Maryland Statutes for repairs, storage & other lawful charges. Sale to be held at the Prince George's Courthouse, 14735 Main Street, and specifically at the **entrance to the Duvall Wing**, Upper Marlboro, MD 20772, at 4:00 P.M. on 07/18/2025. Purchaser of vehicle(s) must have it inspected as provided in Transportation Section 23-107 of the Annotated Code of Maryland. The following may be inspected during normal business hours at the shops listed below. All parties claiming interest in the following may contact Freestate Lien & Recovery, Inc. at 410-867-9079. Fax 410-867-7935.

LOT#10306
2015 NISSAN
VIN# 1N4AL3AP2FC120386
HILLTOP AUTOMOTIVE
587 RITCHIE RD
CAPITOL HEIGHTS

LOT#10676
2017 CADILLAC
VIN# 1G6KD5RS3HU130652
FITZGERALD AUTO MALL
34 HUDSON ST
ANNAPOLIS

LOT#10677
2011 CHEVROLET
VIN# 1GNKRFEED7BJ389897
FITZGERALD AUTO MALL
34 HUDSON ST
ANNAPOLIS

LOT#10694
1977 CATALINA 29'10" BOAT
MD# 2803AR
HENDERSON WHARF MARINA
1001 FELL ST
BALTIMORE

LOT#10695
2020 RAM
VIN# 1C6SFFFT9LN192133
AMERICAN QUALITY SERVICE LLC
724 VIRGINIA AVE
HAGERSTOWN

LOT#10713
2018 COMMODORE MOBILE HOME
VIN# CQ54918AB
SEVERN MOBILE HOME PARK
7959 TELEGRAPH RD
SEVERN

LOT#10716
1995 IMPERIAL MOBILE HOME
VIN# 1H95489AB
BOONE'S ESTATES MHC LLC
1091 MT ZION RD
LOTHIAN

PUBLIC SALE
The Auctioneer Reserves the right to post a minimum bid.
Everything sold AS-IS
Terms of Sale: CASH,
12% Buyer Premium

Freestate Lien & Recovery Inc
610 Bayard Rd
Lothian MD 20711
410-867-9079

150160(7-3,7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
**ALMA BEATRICE WHITE
AKA: ALMA B WHITE**

Notice is given that Bonita W Gross, whose address is 5 Founders Mill Ct, Derwood, MD 20855-2505, was on June 3, 2025 appointed Personal Representative of the estate of Alma Beatrice White who died on August 28, 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.

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.

BONITA W GROSS
Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. Box 1729
UPPER MARLBORO, MD 20773-1729
Estate No. 135124

150104(6-26,7-3,7-10)

LEGALS

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONARD M GOLDRING

Notice is given that Kenneth B Goldring, whose address is 4537 Reeves Pl C, Waldorf, MD 20602-1570, and Brenda L Goldring, whose address is 735 Belauto Ct D, Beaver-creek, OH 45430-1774, were on June 12, 2025 appointed Co-Personal Representatives of the estate of Leonard M Goldring, who died on December 17, 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 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 12th day of December, 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.

NOTICE OF APPOINTMENT
NOTICE TO CREDITORS
NOTICE TO UNKNOWN HEIRS

TO ALL PERSONS INTERESTED
IN THE ESTATE OF
LEONARD M GOLDRING

Notice is given that Kenneth B Goldring, whose address is 4537 Reeves Pl C, Waldorf, MD 20602-1570, and Brenda L Goldring, whose address is 735 Belauto Ct D, Beaver-creek, OH 45430-1774, were on June 12, 2025 appointed Co-Personal Representatives of the estate of Leonard M Goldring, who died on December 17, 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 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 12th day of December, 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.

KENNETH B GOLDRING
BRENDA L GOLDRING
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. 136460

150112(6-26,7-3,7-10)

LEGALS

NOTICE

Laura H.G. O'Sullivan, et al.,
Substitute Trustees

vs.

Estate of Martha S. Delcid and
Luis E. Delcid

Defendants

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

CIVIL NO. C-16-CV-23-004284

ORDERED, this 24th day of June, 2025 by the Circuit Court of PRINCE GEORGE'S COUNTY, Maryland, that the sale of the property at 8125 Murray Hill Drive, Fort Washington, Maryland 20744 mentioned in these proceedings, made and reported by Laura H.G. O'Sullivan, et al., Substitute Trustees, be ratified and confirmed, unless cause to the contrary thereof be shown on or before the 24th day of July, 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 24th day of July, 2025, next.

The report states the amount of sale to be \$300,000.00.

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

True Copy—Test:
Mahasin El Amin, Clerk

150153(7-3,7-10,7-17)

LEGALS

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
Jason Murphy
John Ansell

1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090

Substitute Trustees,
Plaintiffs

vs.

Veronique Ngo-Matje,
a/k/a Veronique N Matje
10614 Elizabeth Parnum Place
Upper Marlboro, MD 20772

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-001071**

Notice is hereby given this 2nd day of July, 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 4th day of August 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 4th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$595,596.82. The property sold herein is known as 10614 Elizabeth Parnum Place, Upper Marlboro, MD 20772.

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

True Copy—Test:
Mahasin El Amin, Clerk

150202(7-10,7-17,7-24)

LEGALS

ORDER OF PUBLICATION
BY POSTING

ANGELICA CASTILLO

VS.

RUBI CASTILLO MENDOZA,
ET AL.

**In the Circuit Court for
Prince George's County, Maryland
Case Number: C-16-FM-25-001912**

ORDERED, ON THIS 25th day of June, 2025, by the Circuit Court for Prince George's County MD:

That the Defendant, John Doe, is hereby notified that the Plaintiff, has filed a Complaint for Custody naming him/her as the defendant and stating that the Defendant's last known address is unknown, and therefore it is;

ORDERED, that in accordance with Maryland Rule 2-122, 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 25th day of July, 2025; and it is further;

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

ORDERED, THAT THE DEFENDANT, JOHN DOE, IS HEREBY WARNED THAT FAILURE TO FILE AN ANSWER OR OTHER DEFENSE ON OR BEFORE THE **24th 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

150154(7-3,7-10,7-17)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kyle Blackstone
John Ansell
Jason Murphy
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090

Substitute Trustees,
Plaintiffs

vs.

Kavin M. Owens
2504 Panther Lane
Bowie, MD 20716

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-24-000835**

Notice is hereby given this 16th 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 16th 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 16th day of July, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$454,089.35. The property sold herein is known as 2504 Panther Lane, Bowie, MD 20716.

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

True Copy—Test:
Mahasin El Amin, Clerk

150056(6-26,7-3,7-10)

**NOTICE TO CREDITORS OF
APPOINTMENT OF
FOREIGN PERSONAL
REPRESENTATIVE**

NOTICE IS HEREBY GIVEN that the Essex County Surrogate's Court of Essex county, New Jersey appointed Bryan Murray, whose address is 1821 Middlevale Ter, Silver Spring, MD 20906, as the Executor of the Estate of Wendell C. Murray who died on July 27, 1998 domiciled in New Jersey, Essex County.

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

PRINCE GEORGE'S COUNTY

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

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

BRYAN MURRAY
Foreign Personal Representative

CERETA A. LEE
REGISTER OF WILLS FOR
PRINCE GEORGE'S COUNTY
P.O. BOX 1729
UPPER MARLBORO, MD 20773
Estate No. 137663

150113(6-26,7-3,7-10)

NOTICE

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

Substitute Trustees,
Plaintiffs

vs.

Dana M. Lamberti, Personal Representative for the Estate of
Frances C. Ketner

AND

Kelly Nicole Ketner, Personal Representative for the Estate of
William G. Ketner III

AND

William G. Ketner IV., Personal Representative for the Estate of
William G. Ketner III

8414 Snowden Loop Court
Laurel, MD 20708

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Case No. C-16-CV-23-002483**

Notice is hereby given this 16th 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 16th 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 16th day of July, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$391,000.00. The property sold herein is known as 8414 Snowden Loop Court, Laurel, MD 20708.

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

True Copy—Test:
Mahasin El Amin, Clerk

150055(6-26,7-3,7-10)

NOTICE

Richard E. Solomon
Richard J. Rogers
Michael McKeefery
Christianna Kersey
Kevin Hildebeidel
1099 Winterson Road, Suite 301
Linthicum Heights, MD 21090

Substitute Trustees,
Plaintiffs

vs.

Veronica M. Squirrel,
n/k/a Veronica Parker,
a/k/a Veronica Squirrel,
a/k/a Veronica Marie Squirrel
9303 Kimbark Avenue
Lanham, MD 20706

Defendant

**In the Circuit Court for Prince
George's County, Maryland
Case No. CAEF22-09795**

Notice is hereby given this 2nd day of July, 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 4th day of August 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 4th day of August, 2025.

The Report of Sale states the amount of the foreclosure sale price to be \$415,377.64. The property sold herein is known as 9303 Kimbark Avenue, Lanham, MD 20706.

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

True Copy—Test:
Mahasin El Amin, Clerk

150201(7-10,7-17,7-24)

NOTICE

JEREMY K. FISHMAN, et al.

Substitute Trustees

vs.

REBECCA LOPEZ-DUPREY
JAVIER NUNEZ
15900 PERKINS LANE
BOWIE, MD 20716

Defendants

**In the Circuit Court for Prince
George's County, Maryland
Civil Action No.
C-16-CV-23-003313**

Notice is hereby given this 16th day of June, 2025, by the Circuit Court for Prince George's County, Maryland, that the sale of the property mentioned in these proceedings and described as 15900 PERKINS LANE, BOWIE, MD 20716, made and represented by Jeremy K. Fishman, and Erica T. Davis, Substitute Trustees, will be ratified and confirmed unless cause to the contrary thereof be shown on or before the 16th day of July, 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 16th day of July, 2025, next.

The Report of Sale states the amount of the sale to be Three Hundred Ten Thousand One Hundred Fifty Five Dollars and Sixty Three Cents (\$310,155.63).

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

True Copy—Test:
Mahasin El Amin, Clerk

150054(6-26,7-3,7-10)

The Prince George’s Post

Your Newspaper of Legal Record

Call (301) 627-0900

Fax (301) 627-6260

*Subscribe
Today!*

Proudly Serving Prince George’s County Since 1932